

CITY OF WHITE SALMON
City Council Regular Meeting – Wednesday, October 20, 2021
Via Zoom Teleconference

Council and Administrative Personnel Present

Council Members:

Jason Hartmann
David Lindley
Ashley Post
Joe Turkiewicz

Staff Present:

Marla Keethler, Mayor
Jan Brending, Clerk Treasurer
Ken Woodrich, City Attorney
Pat Munyan, City Administrator
Russ Avery, Public Works Operations Mgr.
Brendan Conboy, Land Use Planner
Mike Hepner, Police Chief

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

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

There were approximately 5 members of the public in attendance via teleconference.

***Moved by Joe Turkiewicz. Seconded by Jason Hartmann.
Motion to excuse Jim Ransier. CARRIED 4-0.***

II. Changes to the Agenda

Jan Brending, Clerk Treasurer asked that Resolution 2021-10-527, Declaring a Local Emergency Related to Childs Reservoir Landslide be added to the Consent Agenda.

***Moved by Ashley Post. Seconded by David Lindley.
Motion to add Resolution 2021-10-527 Declaring a Local Emergency Related to Childs Reservoir Landslide to the Consent Agenda. CARRIED 3-0.***

III. Consent Agenda

- A. Clerk-Treasurer Job Description Amendments
- B. Voyent Alert! System
- C. Approval of Meeting Minutes – September 15, 2021
- D. Approval of Meeting Minutes – October 6, 2021
- E. Resolution 2021-10-527, Declaring Local Emergency Related to Childs Reservoir Landslide
- 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 20th day of October, 2021.

Type	Date	From	To	Amount
Claims	10/20/2021	EFT	EFT	8,192.51
	10/20/2021	37489	37510	170,237.07
			Claims Total	178,429.58
Payroll	10/18/2021	EFT	EFT	8,640.97
	10/20/2021	EFT	EFT	68,979.02
			Payroll Total	77,619.99
Manual Claims	10/7/2021	37487	37487	72,907.22
	10/10/2021	EFT	EFT	7,920.00
	10/12/2021	37488	37488	14,449.25
			Manual Total	95,276.47
			Total All Vouchers	351,326.04

The city council discussed the Voyent Alert! System and Resolution 2021-10-527 Declaring a Local Emergency Related to Childs Reservoir.

**Moved by Jason Hartmann. Seconded by David Lindley.
 Motion to approve Consent Agenda as amended. CARRIED 4-0.**

IV. Public Comment

Jan Brending, Clerk Treasurer read the following comments into the record:

Written comment from Archer and Naomi Mayo: Stated they supported the purchase of the Walker House and that the location adds importance to a conceptual plan for W. Jewett Blvd. Archer Mayor stated he would be willing to sit on an exploratory committee that could make recommendations on how the structure could be utilized fully for the benefit of the town.

Written comment from David and Dennice Dierck: State support for the purchase of the Walker House and that having the property as a site for visitors and the community would be an asset to the community.

Jill Catherine said she has lived in communities with unregulated short-term rentals and knows first-hand the long-term impacts that can be created. She said it is important to think about those long-term impacts when setting guidelines in order to protect the community.

Gabrielle Gilbert said she thinks the purchase of the Walker House is an investment that will return to the community ten-fold and that the property would be the nexus of the community as a place of gathering.

Lynn Mason said she supports the purchase of the Walker House.

V. Business Items

A. Agreement to Purchase and Sale of Real Estate

Marla Keethler, Mayor review the agenda memo related to the purchase of the Walker House. She said the Walker family has embraced the idea using the property as a community space. Keethler said the real estate agreement provides a 150-day period for due diligence which includes inspecting the house, obtaining an appraisal and working out the financing of the purchase. She said she is asking for authorization to sign the agreement which provides for a \$15,000 earnest money payment and the authorization to spend up to \$50,000 for costs associated with the inspections, appraisals, bond attorney costs, and legal attorney costs.

Pat Munyan, City Administrator said the city and the Walker family worked with a local realtor in determining the sale prices. He said an appraisal still needs to be completed. Munyan said that in addition to a home inspector and structural inspector he would like an electrical inspector to look at the property.

Ken Woodrich, City Attorney said authorizing the real estate agreement is an important step as the city is then stating that it wants to bring the purchase of the property to fruition.

Munyan said it is staff and the mayor's intent to share information with the city council as it becomes available.

Jan Brending, Clerk Treasurer stated that she is concerned about the financial impacts to the City's General Fund if the city purchases the property and has to finance the full \$1.5 million or possibly even \$750,000. She reminded the city council that if it commits to the purchase then it is committing the use of property taxes for the debt requirements for a 15 to 20 year period. Brending said \$100,000 could be the cost of an additional police officer which the city council recently supported the idea of adding in 2023.

Munyan said there is a possibility of receiving some funding from the Campbell family. He said they are seeking some of the same answers the city is through the inspections.

Joe Turkiewicz, Council Member said he feels committing the funding as identified is money well spent.

Ashley Post, Council Member said in addition to the purchase price, the city needs to consider the management and maintenance of the property. She said it is a significant decision. Post suggested the city hold a public hearing to hear additional comments from the community.

Jason Hartmann, Council Member said he thinks the Walker House is an amazing landmark in the community. He said he supports moving forward with the authorization to spend a little bit of funding now. Hartmann said he feels the property would add to the

quality of life for the city's residents and visitors. He said the city would be purchasing an asset and that expenditures would not be unrecoverable if the city had to sell it in the future.

David Lindley, Council Member thanked Jan Brending for her comments. He said he would be interested in carrying over the business item to the next council member in order to hear comments from the public. Lindley said he has heard positive thoughts but also heard concerns that the city may be shifting its priorities from things already identified. He said he would like to hear from the building official about requirements that might be needed to make the property usable for public space. Lindley said he sees signing the real estate agreement as the city's intent to purchase the property.

Post asked if there have been formal discussions with the Gorge Heritage Museum and others identified in the concept proposal about using the facility.

Keethler said there have been no formal discussions. She said there are a lot of questions that do need to be answered which would happen during the 150-day due diligence period. Keethler said this is a serious city council decision.

Hartmann asked if there is a risk of losing the opportunity for the purchase if it is carried over to the next council meeting.

Staff indicated that another party could potentially offer the Walker family more money with less constraints and because the city and the Walker family have not signed an agreement the property could be sold.

Brending said that even though she has concerns about the financing of the purchase she believes that spending the funds now to go through the inspection and appraisal process and to look at how the purchase of the property could be financed is important. She noted that even if the city council approved signing the real estate agreement tonight it could still hold a public hearing or allow public comment on the topic at the next council meeting.

Council and staff discussed how the financing of the property would occur.

Keethler noted that there are programs that would help possibly support the improvements that may be necessary to make the property usable as a public space.

Post noted that the city also needs to address parking for the public space.

Moved by Jason Hartmann. Seconded by Joe Turkiewicz.

Motion to authorize the Mayor to sign Agreement to Purchase and Sell Real Estate regarding property located at 245 W. Jewett Blvd. White Salmon WA (Klickitat County Parcel 03102444000100) also known as the "Walker House" for the purchase price of One Million Five Hundred Thousand Dollars (\$1,500,000) and to expend funds to

complete the due diligence requirements in the agreement up to \$50,000. CARRIED 3-1 with the following vote: Hartmann – Aye, Lindley – Nay, Post – Aye, Turkiewicz – Aye.

VI. Executive Session (if needed)

No Executive Session was needed.

VII. Reports and Communications

A. Department Heads

Russ Avery, Public Works Operations Manager said the pool demolition is complete. He said the fence will remain in place until the area can be seeded by the end of the month. Avery said the city was hoping to use cellular modems for the telemetry portion of the city's SCADA system but there are areas with very little sign. He said the engineers are looking a radios or using fiber that is already in the ground. Avery said the public works department worked on a water line break in the Northwestern Lake area. He said it is the line that used to run under the lake and that the department hopes to abandon it in the future.

Pat Munyan, City Administrator said he met with the WA Department of Natural Resources (DNR) and that the meeting went very well. He said it appears an agreement has been reached and that DNR will be drafting the language that will come to the city council for approval. Munyan said there will be no additional costs paid for the easement and that the two departments will work together to cost share the removal of culverts. He said this decision now allows the 14-inch main line replacement project to move forward. Munyan said he has been working with the Campbell family on a letter of intent related to the purchase of the Walker House.

Marla Keethler, Mayor thanked Munyan for his work with the Department of Natural Resources.

Ken Woodrich, City Attorney said he has been working with Marla Keethler and Pat Munyan on issues related to the Walker House and to DNR easement. He noted that he will not be in attendance at the next city council meeting as he will be on vacation.

Jan Brending, Clerk Treasurer noted that a the next three council meetings will includes public hearings on the 2022 budget. She said in addition the city council will be seeing agreements that need extensions or need to be revised including the city attorney's contract.

Brendan Conboy, Land Use Planner said he will be presenting draft codes related to short-term rentals at the Planning Commission's October 27 meeting. He said he is also working on updates to Title 16, 17 and 18 along with updates to the critical areas ordinance. Conboy said the city has received multiple short plats. He said he has also been working on a grant for complete street funding that would add bike lanes and pedestrian access from Rhine Village to Hwy 141 (Jewett Blvd) connecting that area to downtown White Salmon.

B. City Council Members

David Lindley, Council Member said the Tree Board met on the 11th and noted is now the Chair of the board. He said the board discussed tree maintenance that will take place this fall and tree planting that will take place in the spring of 2022. Lindley said the board discussed with Brendan Conboy the tree ordinance. He said Conboy has proposed a new approach and the board will continue to work with him.

Jason Hartmann, Council Member congratulated the Tree Board on making progress on the tree stuff. He said he has been added to the Mid-Columbia Economic Development District (MCEDD) board as the high tech representative. Hartmann said MCEDD will be holding their Economic Symposium on November 5 via teleconference.

C. Mayor

Marla Keethler, Mayor said there have been a lot of meetings with state legislators and herself, Bingen Mayor Betty Barnes and Klickitat County Commission Jake Anderson regarding the bridge and in particular finding support for the authorization of a bi-state authority to oversee the bridge.

Keethler said staff is revising a conversation about fiber in the ground, who owns it and how it might be used. She said it may be possible to increase access in the community to broadband services.

Keethler said she met with the White Salmon Postmaster and there has been some movement on home delivery. She said that it appears it could be possible in some areas of White Salmon and if not possible in other areas those residents would be able to access a post office box free of charge. Keethler said there is a willingness on both sides to untangle the mystery of why there is no home delivery and to figure out a way forward.

Keethler said staff has begun engaging with the county about addressing communication and coordination related to development in the urban exempt areas.

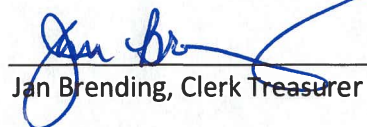
Keethler noted the transportation and parking planning projects have begun.

IX. Adjournment

The meeting adjourned at 7:33 p.m.



Marla Keethler, Mayor



Jan Brending, Clerk Treasurer