

CITY OF WHITE SALMON  
City Council Regular Meeting Minutes – June 6, 2007

**I. CALL TO ORDER/ROLL CALL**

Mayor Gaddis called the Council Meeting of June 6, 2007 to order at 6:05 p.m. Council members Marx, Roberts, Keene, Mayo and Benedict were present. Staff members present were: Clerk Treasurer – Eric Greene, Deputy Clerk-Treasurer – Judi Culp, Special Projects Engineer - Mike Wellman, Police Sergeant-Bruce Brending, and Attorney Deborah Phillips. Public Representatives included, Donna Marx, Don Tackley, Jim Kacena, Suzie Willey, Wayne Carlock, Kevin Herman, Ted & Sylvia Brown, Sharon McCormack, Blue Ackerman, Don Smith, Don Hardin, Bob Landgren, Bill Mason, Heith England, Trish Hardin, Doug Holliston, Robin Hale, Susan Hams, Shelly Baxter, Dorothy Herman, Raymond Klebba, Rugh Winner, Clyde Knowles, Zep Campbell, Bruce Bolme and The Enterprise – Jesse Burkhardt.

**II. TOWN HALL**

Sharon McCormick, 467 W. Jewett read a letter to Council asking Council to consider a group of citizens forming a committee, with the general support of the City Council and with a City Council member to pursue acquiring a railroad quiet zone for White Salmon. In 2006 a law was passed allowing towns to request a railroad quiet zone.

Mike Miller, 585 SW Waubish is in favor of railroad quiet zone. Miller distributed a handout with requirements to establish a quiet zone.

Robin Hale, 65271 Hwy 14 RV Bridge Park is in favor of the railroad quiet zone. He said the noise of the trail horns effect his business.

Blue Ackerman, White Salmon Business owner, proposed a downtown beautification program, that the City would purchase the 121 E. Jewett vacant lot and make it into a park. This lot has a beautiful view of Mt. Hood. It could have a fountain and possibly a wall in dedication to fallen soldiers of the Iraq War.

Maggie Johnson, 220 SW Riverwatch Drive is in favor of the railroad quiet zone.

Clyde Knowles, 411 Washington Street said trains have always been around. The noise of the train horns are for safety, warning people the train is approaching. Knowles feels safety is important.

**III. PUBLIC HEARING**

The Public Hearing for the Matt Melby Short Plat 2007-01 opened at 6:22pm. Because this is a quasi judicial land use matter Mayor Gaddis said there should be disclosure of ex-parte contact, bias or conflict of interest. If there is a conflict of interest by any Council Member they should remove themselves from the panel. C. Roberts recused himself as he is a business partner Matt Melby. City Planner Dotty DeVaney explained the town house development is on NW Spring Street, at approximately 185 NW Spring Street. At the May 2, 2007 Council Meeting this Short Plat application was reviewed by the City Council. At that time Council determined to refer this to an open meeting giving staff time to consider conditions on street improvements. City staff has met and adjusted the findings and conditions. F-4 Town houses are a principal use permitted outright in the R-2 zone. This application is consistent with the public health, safety, and general welfare when subject to appropriate conditions and standards as provided in these Findings and Decisions. Safety of Streets, Roads, Alleys, and Other Public Ways is an addendum to the Findings stated in the May 2, 2007 City Council Meeting. Also considered were single curb cut per building and requirements for off site improvements (street) along Spring Street to Main Street a distance of approximately 600 feet. It was determined that requiring the 600 feet of Spring Street be brought up to standards would

be a significant cost to the applicant and would not be proportionate to the impact of the proposed use. DeVaney said Potable water is available to the site. C. Marx asked why water meters were installed if the lots have no buildings. SPE Wellman said water meters were purchased and placed. C. Keene said they were installed in 2005. C. Keene suggested the wording “Licensed Professional Engineer” be changed to “Public Works Director” because the City does not have an Engineer. Attorney Phillips suggested it be changed to “subject to approved drawings by a Professional Engineer at the owners expense.” C. Marx asked if the water hook ups are existing and are they active. SPE Wellman said the meters were installed, however they are not being used. The physical hookup of a water meter is considered complete.

Matt Melby, 811 9<sup>th</sup> Street, Hood River commented stating the Short Plat was designed by Bell Design. He has followed the laws and asks Council to follow the WSMC

Mayor Gaddis asked Melby if he is licensed and bonded. Melby said yes.

C. Marx asked when the meters were installed. Melby said the meters were installed in 2005.

Donna Marx asked Melby if he has built houses in the White Salmon Area. Melby said he built a house on Stauch Street and framed houses on Palos Verdes.

Kevin Herman, 1001 Cherry Hill Road, Klickitat County urged City Council to go by the laws when approving the Melby Short Plat. Herman said he would like to be involved in the planning of the Comprehensive Plan.

Dorothy Herman, 1001 Cherry Hill Road, Klickitat County said City Council should put a stop to development on Spring Street until the Street is widened.

Ray Klebba is concerned with the street traffic. The street should be addressed before new development occurs.

Donnal Marx, 260 NW Lincoln asked when Melby purchased the property, were water meters installed at the time of purchase, and who did he purchase the property from. Melby said he purchased the property in July 2006. The water meters were installed at the time of purchase and he purchased the property from Jim Kacena.

Don Hardin, 190 Spring Street is concerned about the 9% increase, and when will the development stop.

Shelly Baxter, 1006 Cherry Hill, Klickitat County is concerned about the cumulative effect, the present annexation laws, making the street safe for pedestrians, and the traffic flow.

Bruce Bolme, 436 NE Scenic said the condition of Spring Street is poor.

Clyde Knowles, 411 Washington street said he has heard a lot about drainage lines, sidewalk and street repairs on Spring Street. Knowles asked what the County is doing about in addressing these issues.

Shelly Baxter, 1006 Cherry Hill, Klickitat County said that as we go forward we should consider not removing the trees. If trees are going to be cut down the land owner should get permission from the City.

Public Hearing Closed at 7:35pm.

#### **IV. APPROVAL OF CONSENT AGENDA**

1) Minutes, City Council Meeting – May 16, 2007. C. Keene made a *motion* to approve the minutes of City Council Regular Meeting May 16, 2007, C. Roberts *seconded* the motion, *Approved 4-1, Opposed – C. Marx.*

## V. ACTION ITEMS (Deferred)

- 1) Minutes, City Council Meeting – May 2, 2007. C. Keene made a *motion* to approve the minutes of City Council Regular Meeting May 2, 2007 with C. Marx addendum included as an addition and not a correction to the May 2, 2007 City Council Meeting. C. Mayo *seconded* the motion. *Approved 5-0.*
- 2) Final Approval of Matt Melby Short Plat 2007-001, Findings and Decisions. C. Roberts recused himself. C. Keene made a motion to accept Short Plat 2007-001 as presented, amending condition C23 to include 132 Feet along Spring Street. C. Mayo *seconded* the motion. Attorney Phillips said in referring to City Engineer that this be changed to Professional Engineer at applicants expense. C. Keene amended her *motion* to add Attorney Phillips added changes, C. Mayo *seconded* the amended motion, *Approved 3-1, Opposed – C. Marx.*

## VI. ACTION ITEMS (New)

- 1). Approval of Ordinance 2007-06-800, An Ordinance of the City of White Salmon, Washington amending section 2.04.010 of the White Salmon Municipal Code relating to regular meeting dates to add a provision addressing holidays. (Alternative choice of Tuesday or Thursday). C. Keene made a *motion* to approve Ordinance 2007-06-800 that in the event said Wednesday regular council meeting falls on a legal holiday as designated in RCW 1.16.050, such council meeting shall be held on the next day, namely Thursday, at the same hour. C. Mayo *seconded* the motion, *Approved 4-1, Opposed – C. Benedict.*
- 2) Approval of letters of support to Congressional Delegation for Fire Grants. C. Roberts made a *motion* to approve letters of support to congressional delegation for Fire Grants. C. Mayo *seconded* the motion, *Approved 5-0.*
- 3.) Approval of Swimming Pool Rental Agreement for temporary use of the White Salmon Swimming Pool and the White Salmon Valley School District June 4-13, 2007. C. Roberts made a *motion* to approve the Pool Rental Agreement, C. Mayo *seconded* the motion, *Approved, 5-0.*
- 4) Approval of wage increase for City Pool Manager. C. Roberts made a *motion* to approve the wage increase for the City Pool Manager to \$15.00 per hour. C. Keene *seconded* the motion, *Approved 5-0.*
- 5) Approval of S.T.O.P. Grant application for Domestic Violence. C. Roberts made a *motion* to approve the grant application for Domestic Violence, C. Keene *seconded* the motion, *Approved 5-0.*
- 6) Approval of Resolution 2007-06-292 changing the salary range for Non-union Employees salary. C. Keene made a *motion* to approve Resolution 2007-06-292, C. Roberts *seconded* the motion, *Approved 4-1. Opposed – C. Marx.*
- 7) Approval of Ordinance 2007-06-799, An Ordinance of the City of White Salmon, Washington amending the salary range for the Police Chief set forth in White Salmon Municipal Code section 2.12.050. C. Mayo made a *motion* to approve Ordinance 2007-06-799, C. Roberts *seconded* the motion, *Approved 4-1, Opposed – C. Marx.*
- 8) Approval of the City of White Salmon Police Chief Employment Agreement. C. Keene made a *motion* to continue the discussion and approval of the Police Chief Employment Agreement at the continuation of the June 6, 2007 City Council Meeting on Monday, June 11, 2007 at 6pm. C. Mayo *seconded* the motion. *Approved 5-0.*

9) Mayor's appointment to Planning Commission and confirmation by City Council. Mayor Gaddis recommended appointment of Leana Johnson as Planning Commissioner. C. Benedict made a *motion* to approve appointment of Leana Johnson, C. Marx *seconded* the motion, the motion did not pass on a vote of 2- *Infavor*, 3- *Opposed*. Those opposed were C. Keene, C. Mayo and C. Roberts. Mayor Gaddis will review other applicants and submit a planning commissioner name at the June 20, 2007 City Council Meeting.

10) Approval of Professional Engineer Services for John Grim to perform Ground Water Analysis. SPE Wellman said John Grim is currently reviewing and analyzing the current water system and wells. The money for these services is in the 2007 Budget and will not exceed \$13,604 for Grim's Services. C. Benedict made a *motion* to approve the Professional Engineer Services of John Grim, C. Roberts *seconded* the motion, *Approved 5-0*.

## **VII. DEPARTMENT HEAD/COMMITTEE REPORTS**

Special Projects Engineer Wellman said he has been talking to citizens about the moratorium and water meter hookups.

Wellman said Colville Tribal started the SR 14 Wastewater Project May 21, 2007. Colville Tribal anticipates completing the project by July 12, 2007. Wellman said Colville Tribal has submitted work order changes that are being reviewed.

Wellman said the Water Conservation Plan is in effect. Because of water availability, it is critical that this plan be followed and enforced.

Wellman said he is working with the Public Works Department to bring Buck Creek on line in case of a water emergency. Wellman invited Council to tour the well sites with City Staff.

Wellman said the SCADA System has been failing. Manual controls have been installed to bypass the system when it fails. Wellman has contacted Colburn Electric Todd Carter who can provide local service. Presently this service is provided by an out of town independent contractor. Todd Carter is very knowledgeable of SCADA Systems. By using Colburn Electric the City would save money.

Wellman said the City should receive the \$1.5 million allocated by the State of Washington for the City's water system improvements by September 2007.

Clerk Treasurer Eric Greene said the annual report was submitted to the State on time. Greene is currently working on 2007 Financial Statements.

C. Marx submitted the signed petitions he distributed regarding enforcement of WSMC 13.16 relating to the enforcement of water hookups.

C. Keene thanked the Public Works Department for refurbishing the Picnic Tables and completing this project below budget.

C. Mayo said the Tourism Committee has been meeting. They are reviewing the cost of tour signs. Mayo said he would like to represent the City Council on the Railroad Quiet Zone Committee.

### VIII. APPROVAL OF CHECKS

Vouchers audited and certified as required by RCW 42.24.080 and expense reimbursement claims certified as required by RCW 42.24.090 as of this date May 16, 2007. C. Benedict made a *motion* to approve Claims Checks #3568335688-35734, 35742-35806 in the amount of \$275,120.32; Manual Checks 35683 and 35736-35740, in the amount of 25,610.98; Payroll Checks #200025-2006 and 889853-889861, in the amount of \$94,714.62; *seconded* by C. Roberts, *Approved, 4-1. Opposed, C. Marx*

### IX. PUBLIC AND COUNCIL COMMENTS

Donna Marx, 260 NW Lincoln asked if the Go Bond was paid for with City Money. Clerk Treasurer Greene said in 2006 it was paid for with a loan from the water fund which will be repaid in 2007, because property taxes were not levied in 2006 for the GO Bond. This was corrected in 2007 when property taxes will collect fees for both 2006-2007. Marx said the noise of the trains does not bother her.

Ray Klebba, 190 Spring Street, Klickitat County asked if planning commission applicants were on file at City Hall. Mayor Gaddis said their applicants and qualifications are available at City Hall.

Clyde Knowles, 411 Washington Street would like to see a City Council Minutes Draft available to public before the next scheduled Council Meeting.

Knowles said he would like to see the City consider an ordinance enforcing weed control.

### X. EXECUTIVE SESSION/ADJOURNMENT

Meeting adjourned at 9:08pm until June 11, 2007 at 6pm

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Francis Gaddis  
Mayor

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Judi Culp  
Deputy Clerk Treasurer