

## BINGEN CITY COUNCIL MINUTES

November 7, 2017

The meeting was called to order by Mayor Betty J. Barnes at 7:00 p.m. Council members present: Ryan O'Connor, Laura Mann, Catherine Kiewit, Phil Jones, and Student Council Member Cesar Robles. Council members absent: Izzy Schroder. Staff present: Deputy Clerk Cheyenne Willey, City Attorney Chris Lanz, Police Chief Mike Hepner. Audience present: Tony Gilmer, Kay Endres, Ken Park, Jan Brending.

### **Public Comment**

#### ***Tony Gilmer, Klickitat County Emergency Medical Services District No. 1 Representative***

Tony Gilmer thanked the council for their patience, and mentioned that the summer of 2017 was grueling. Gilmer announced that David Lapof was selected for the position of Operations Manager. He said Lapof is working on pay schedules, benefits, and the like. Gilmer stated that bids were unsuccessfully solicited for an ambulance, so an existing ambulance box has been remounted onto a new chassis. Gilmer mentioned that it is a struggle to maintain three available ambulances in Klickitat County because of the call volume. He said the time spent at "Level 0" (no ambulances available, must rely on mutual aid) is less than an hour, but the goal is to never have the county reach "Level 0".

Council Member Kiewit asked if there was an ambulance stationed in Goldendale.

Gilmer said two ambulances are stationed in Goldendale, two are in Dallesport, and two are in White Salmon, with one being staffed around the clock in each city. He thanked Kiewit for her question and said he intends to provide more information to the council in writing, to better explain the response system.

Mayor Barnes mentioned that many times a local fire department will respond to a scene and then hand off to the Paramedics and Emergency Medical Technicians when an ambulance arrives.

### **Bingen-White Salmon Police Department Update**

#### ***New Chief***

Police Chief Hepner said his first week as chief is going well so far. He said there were no significant cases this week.

#### ***Incarceration Services***

Chief Hepner said he and former Police Chief Tracy Wyckoff discussed considering Klickitat County as an option for incarceration services three weeks ago, but when Hepner reached out formally to Robert Bianchi with Klickitat County, he received no response. Chief Hepner stated that he would recommend the City of Bingen sign a one year contract with Skamania County for incarceration services.

Council Member Kiewit asked Chief Hepner if he would be making the same recommendation to the City of White Salmon, that they contract with Skamania County for another year and revisit the matter in 2018.

Chief Hepner said yes. He stated that he recommends staying with what has already been established.

Council Member Kiewit said with either Klickitat County or Skamania County, a one year contract would be wise.

Chief Hepner agreed.

### *Street Lighting*

Council Member Kiewit asked Chief Hepner if the new LED street lights made a noticeable difference. She mentioned that currently some of the installed lights are not working.

Chief Hepner offered to have the night shift officer note which lights are out.

Mayor Barnes said the street lighting will be a topic in the Mayor's update.

### **Approval of Meeting Minutes – October 17, 2017**

Council Member Mann said the minutes of the October 17, 2017 regular council meeting were done very nicely.

Council Member Kiewit agreed and said the minutes looked good.

Council Member Mann moved to approve the meeting minutes of the October 17, 2017 regular council meeting as presented. Council Member O'Connor seconded the motion and it was unanimously passed.

### **Public Hearing – Proposed Conditional Use Permit – Residential Use in Commercial Facility, Kay Endres, 323 E. Steuben**

Mayor Barnes opened the public hearing regarding the Proposed Conditional Use Permit – Residential Use in Commercial Facility, Kay Endres, 323 E. Steuben. Mayor Barnes asked the council if they have spoken to anyone concerning the Proposed Conditional Use Permit, or if they are aware of any reasons to recuse themselves. The council replied no.

Kay Endres, Applicant, stated that she bought the garage formerly owned by Ken Bailey. She explained that the building is west of Margie's Pot Shop, and sits on a double lot. She said the building features an insulated concrete floor. She said the conditional use permit application was for turning the back section of the building into an apartment for herself. Endres said the 700 ft<sup>2</sup> space downstairs would be rented out for meetings, receptions, dinners, and similar events. She said the building would have a warming kitchen but would not function as a restaurant. She said she thought the proposed use would make a nice addition to the community.

Jan Brending the 50% square footage allowable as residential use included the second floor. She clarified that the square footage is not just the building's footprint. Brending said the property is surrounded by residential, commercial, and industrial zoned parcels, as well as SR 14 and the BNSF railway. She noted the council has approved similar applications in the past. She explained that the application allows for nine off street parking spaces, with one of those allocated for the proposed apartment. Brending said the appropriate building permits and business licenses would be necessary if the proposal was approved.

Council Member Kiewit asked Endres if the business is one that already exists elsewhere that is being moved to Bingen.

Endres explained that she has been a therapist in Hood River for 20 years. She added that the rental aspect would be new. She suggested counseling workshops, art and wine events, and conferences for 25-30 people as possible uses for the downstairs business space.

Jan Brending mentioned that Endres is already aware of the noise from the trains directly behind the building.

Council Member Kiewit asked if the adjacent building shown on the lot diagram was in fact a building or if it was an actual lot. She said she was concerned because if it was a building then the proposed parking spaces appear to be right up against that building. Kiewit asked if there would be space for parking bumpers.

Jan Brending said the parking issue was not really a part of the conditional use permit application, and would be addressed in the planning stage.

Council Member Kiewit asked if the entire building was included in the square footage figure.

Brending said the square footage is drawn from all levels of the building, not just the footprint. She said based on the information from the architect consulted by Endres, the square footage is 1999 ft<sup>2</sup>.

Council Member Kiewit asked Endres if she was aware of the Bingen Point Access Project.

Endres said yes, Washington State Department of Transportation (WSDOT) Representatives met with her in August, 2017 to explain a few of the proposed options for the project.

Brending said it was her understanding that the current design of the project would not create an issue.

Council Member Mann asked about parking, noting that the property does not feature a frontage road space similar to neighboring parcels. She expressed concern that there would not be enough parking for 25 people as mentioned might attend a conference. Mann pointed out that there is no shoulder parking on the south side of SR 14.

Brending said guests would have to park on north side of SR 14 and cross the road.

Endres stated that if the proposal is approved, she would meet with WSDOT to confirm any possible impact to the property before any work is started pertaining to the conditional use permit.

Council Member Kiewit said she believes the WSDOT project is slated for construction in 2020.

Mayor Barnes said the project is being expedited. She said WSDOT will be attending the council meeting of December 5, 2017 and will hold an open house shortly thereafter. Barnes said more information should be available at that time.

Council Member Mann noted that many of the commercial issues from previous conditional use permits do not apply. She said basically the council is just looking at approving a residential use in a commercial zone.

Council Member Kiewit said she liked the proposed design.

Endres agreed she thinks it will look very nice.

Mayor Barnes closed the public hearing and asked the council if they had any concerns or questions, or conditions they would like to note.

Council Member Mann suggested requiring eight parking spaces.

Council Member O'Connor mentioned that the council is only considering the residential use at this time.

Brending said Council Member O'Connor was correct, and that just one parking space would be necessary for the proposed apartment. Brending noted that two parking spaces are required for dwelling units in a normal residential district.

Council Member Kiewit stated that she felt one parking space would be sufficient in this case.

Council Member Mann moved to approve the Proposed Conditional Use Permit – Residential Use in Commercial Facility, Kay Endres, 323 E. Steuben referring to Section 1A – residential use up to 50% of square footage, and noting a required parking space of one for this property. Council Member O'Connor seconded the motion and it passed unanimously.

Mayor Barnes informed Endres that the proposal had been approved and that a written decision would be sent after the November 21, 2017 council meeting.

### **Presentation of Budget**

Jan Brending said the narrative section is an explanation of different revenue sources, or a snapshot in essence. Brending said the Bingen Municipal Code provides for a 1% increase in property taxes, a 5% increase in water rates, and a 5% increase in sewer rates, per year. Brending said a 5% sewer rate increase coupled with a 5% increase in water rates would generate less revenue compared to 10% water rate increase coupled with a 0% sewer rate increase. Brending mentioned that the City of White Salmon is also considering water and sewer rate increases. Brending said the proposed increases will be make rates about even between the two cities, or White Salmon's rates will continue to be slightly higher.

### **Public Hearing – Proposed 2018 Property Tax**

Mayor Barnes opened the public hearing regarding the Proposed 2018 Property Tax

Jan Brending said Washington State law requires cities to establish an ordinance and resolution for property taxes. Brending said the proposed 1% increase provides a difference of \$2,046.09 from 2017 to 2018.

Mayor Barnes closed the public hearing.

### **Proposed Ordinance 2017- 09-680 Determining the Amount to be Raised by Advalorem Taxes of the Year 2018**

It was noted that the year should be corrected to 2018 in the title.

Council Member Kiewit moved to adopt Ordinance 2017- 09-680 Determining the Amount to be Raised by Advalorem Taxes of the Year 2018 as corrected. Council Member Jones seconded the motion and it passed unanimously.

**Proposed Resolution 2017-019 Regarding Property Tax Increase**

Council Member Mann moved to approve Proposed Resolution 2017-019, Regarding Property Tax Increase. Council Member Kiewit seconded the motion and it passed unanimously.

**Public Hearing – Proposed Ordinance 2017-10-681 Amending Bingen Municipal Code 13.24.030, Monthly Sewer Rates**

Mayor Barnes opened the public hearing regarding Proposed Ordinance 2017-10-681, Amending Bingen Municipal Code 13.24.030, Monthly Sewer Rates.

Jan Brending said the proposed ordinance resets the sewer rates to \$46.00 per month, or a 0% increase.

Mayor Barnes closed the public hearing.

**Proposed Ordinance 2017-10-681 Amending Bingen Municipal Code 13.24.030, Monthly Sewer Rates**

Council Member Kiewit moved to adopt Proposed Ordinance 2017-10-681, Amending Bingen Municipal Code 13.24.030, Monthly Sewer Rates. Council Member O’Connor seconded the motion and it passed unanimously.

**Public Hearing – Proposed Ordinance 2017-11-682 Amending Bingen Municipal Code 13.04.120, Service Classifications and Charges Designated for Water Service**

Mayor Barnes opened the public hearing regarding Proposed Ordinance 2017-11-682 Amending Bingen Municipal Code 13.04.120, Service Classifications and Charges Designated for Water Service.

Jan Brending said the proposed ordinance provides for a 10% increase in water rates.

Council Member O’Connor asked for clarification as to the use of water funds.

Brending explained that the water fund is an Enterprise or Proprietary fund and as such the money cannot be used to support anything other than the water system.

Council Member Kiewit confirmed that the proposed 2018 rate schedule for water usage featured a tier system, with the first tier being 0 - 10,000 gallons of water used.

Mayor Barnes closed the public hearing.

**Proposed Ordinance 2017-11-682 Amending Bingen Municipal Code 13.04.120, Service Classifications and Charges Designated for Water Service**

Council Member O’Connor moved to adopt Proposed Ordinance 2017-11-682 Amending Bingen Municipal Code 13.04.120, Service Classifications and Charges Designated for Water Service. Council Member Kiewit seconded the motion and it passed unanimously.

**Old Business – Proposed 2018 Contract with Skamania County for Incarceration Services**

Council Member O’Connor asked if Jan Brending was confident that the City of White Salmon would renew its contract for incarceration services with Skamania County.

Jan Brending replied yes, adding that currently there was not another option available.

Council Member Jones moved to approve the Proposed 2018 Contract with Skamania County for Incarceration Services as presented. Council Member Kiewit seconded the motion and it passed unanimously.

### **Mayor's Update and Council Comments**

#### *Student Council Member*

Mayor Barnes asked Student Council Member Robles how he felt about the proceedings so far. She noted that the meeting moved fairly fast and that the City does sometimes have to increase rates and taxes in order to raise funds.

Student Council Member Robles said he had been trying to keep up, and that he wasn't sure how he felt about the rate increases since he doesn't pay the water bill yet. Robles said he has liked the experience so far.

#### *Discussion on Revenue Increases*

Jan Brending explained how Bingen's property taxes compared to bigger cities. Brending said just because home valuations go up does not mean that levy would raise. She said as assessed property valuations go up, the levy rate goes down. She noted that Bingen only ever collects the dollar amount from the previous year plus the 1% from the increase.

The council thanked Jan Brending for the information.

#### *Animal Control*

Council Member Kiewit mentioned that a foot patrol would be beneficial through Bingen's neighborhoods. She said dogs are more likely to approach people on foot than they are likely to approach a car.

#### *Street Lighting*

Mayor Barnes informed the council that a recent power surge burned out several street lights. She said some have been replaced but the PUD didn't have enough to replace them all. Barnes said Ron Shultz with the PUD saw that the access door on an Ash Street light was open and the wiring had been replaced because the surge was strong enough to fry the wires.

Council Member O'Connor asked if the power surge was related to the recent fire at Underwood fire.

Mayor Barnes said yes that was the cause.

Mayor Barnes noted that street lights were out in several parts of town. She also said new adaptors were necessary for the decorative lights on Maple Street since they were added at a later date.

Chief Hepner mentioned that the City of White Salmon has been getting complaints regarding the intensity of the new LED lights, and that the city plans to order new shades.

Council Member Kiewit asked if the issue prompting complaints was that the lights were more of a spot light instead of diffused lighting, and that they are very bright right at the source.

Council Member Kiewit reminded the council that the lights installed in Bingen have dimming feature.

Mayor Barnes clarified that only lights fit to the decorative fixtures have that feature.

Council Member Mann said so far one resident has complained to her that they are too bright.

Council Member O'Connor said the power surge was audible and visible when it fried the street lights.

The council agreed to look at the lighting throughout Bingen and return to the discussion as the lights continue to be replaced.

*Washington Gorge Action Programs (WAGAP) fundraiser*

Mayor Barnes informed the council of the fundraiser "Fruit of the Fire" planned for Friday, November 10<sup>th</sup>, 2017, from 5:30 - 9:30 pm. She said the event was to feature a pie contest, face painting, dessert auction, and more. According to Barnes WAGAP has used the funds raised through Go Fund Me already. She said the upcoming fundraising event is very important to the community. Barnes mentioned that the Mid Columbia Economic Development District (MCEDD) meets on November 9, 2017. She said she approached County Commissioner David Sauter about funding the WAGAP assistance program for the unemployed workers of Underwood Fruit. Mayor Barnes said Leslie Naramore of WAGAP has put in a request with MCEDD for some more funding. Barnes believes that the MCEDD funds can only be used for residents of Klickitat County. She said it is a rough time of year for families to face financial uncertainty, and mentioned that it will soon be very cold. Barnes said there is a second fundraising event planned for November 18, 2017. She said the second event will be a dance held in White Salmon at the Mountain View Grange from 6:00 – 10:00 pm.

Council Member Kiewit asked if the cause of the Underwood Fruit Fire is known yet.

Mayor Barnes said she believes that a report will be out in about a month, but the cause may never be found.

*Gray & Osborne*

Mayor Barnes said Ken Alexander will attend the council meeting of November 21, 2017. She said Gray & Osborne will present SCADA system options. Barnes stated that Bingen will not be reimbursed from the United States Department of Agriculture for those costs. Barnes mentioned that Gray & Osborne will also be reporting on traffic calming/storm water solutions.

*Training*

Mayor Barnes said Deputy Clerk Willey is being sent to training on November 9, 2017, and that former Deputy Clerk Dena Riggelman will be covering during her absence.

The council and staff discussed handling public records requests pertaining to the Underwood Fruit fire.

*Washington State Department of Transportation (WSDOT)*

Mayor Barnes said WSDOT representatives plan to attend the council meeting of December 5, 2017. She distributed a packet of information that included the survey results obtained at the Huckleberry Festival. Barnes said WSDOT intends to take input from the public at their next open house.

Council Member Kiewit stated that the Spanish version of the survey provided by WSDOT was not easily accessible. She described trying to provide feedback to WSDOT about how she feels a major demographic may have been overlooked. Kiewit also stated concern about how residents who own property that is being considered for right-of-way were or were not approached by WSDOT. She said a letter was sent out in English but not in Spanish, and that many residents only received a letter not a

door-to-door visit, and may not have reached out to give input as asked. Council Member Kiewit said she felt the letter should have been double-sided in English and in Spanish.

Mayor Barnes agreed that Council Member Kiewit’s concerns were valid, and said she will speak to WSDOT.

*Recycling*

Mayor Barnes said representatives from Klickitat County Solid Waste will also be coming to the council meeting of November 21, 2017.

Council Member Mann suggested that a list of questions and discussion topics be compiled and sent to Klickitat County Solid Waste prior to the meeting.

Deputy Clerk Willey said if a list were compiled and submitted to her, she would send it to the Klickitat County Solid Waste representatives.

*Hiring Committee Report*

Mayor Barnes reported that the search for candidates was going well. She said a job listing on Indeed.com was generating a lot of applicants. Barnes said Deputy Clerk Willey had done a great job with advertising the position.

**Voucher Approval**

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 November 7, 2017. The council by unanimous vote does approve for payment the following list: Payroll EFT, Checks 19551-19555 (dated 10/31/2017) totaling \$21,671.19. General Fund - \$7,618.67, Street Fund - \$4,006.95, Water Fund - \$2,908.72, Sewer Fund - \$506.14, Treatment Plant Fund - \$6,630.71.

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 November 7, 2017. The council by unanimous vote does approve for payment the following list: Checks 19556-19584 (dated 11/07/2017) totaling \$70,896.96. General Fund - \$39,692.16, Street Fund - \$3,132.64, Water Fund - \$8,678.77, Sewer Fund - \$223.60, Treatment Plant Fund - \$1,604.52, Water Capital Reserve Fund Treatment Plant Fund - \$17,565.27.

The council adjourned 9:30 pm.

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City Clerk

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Mayor