

BINGEN CITY COUNCIL MINUTES

August 1, 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, Izzy Schroder (via telephone), Phil Jones. Council members absent: Catherine Kiewit. Staff present: City Administrator Jan Brending, City Attorney Anthony Connors, Chief Tracy Wyckoff. Audience present: Tammy Kaufman, Ken Park, Susan Preston, Miranda Chavez, Joletta Lorio, Roy Brandt, Jim Bradshaw, Kirby Erdely. Heidi Crow, Julie Vance.

Oath of Office – Phil Jones

Phil Jones was sworn in to the office of council member by Mayor Betty J. Barnes.

Public Comment

Tammy Kaufman, Insitu

Tammy Kaufman said that Insitu has reached an exciting mile mark, reaching over 1 million flight hours.

Bingen-White Salmon Police Department Update

Tracy Wyckoff reported that not much is going on. He said he has completed the new policy manual which will be implemented next week. Wyckoff said he met with city officials of White Salmon and hopes to move into the new office space by October 1st.

Kirby Erdely asked if the new office space is in downtown White Salmon.

Wyckoff said yes.

Betty Barnes asked if she could get a copy of the accident report for the incident that recently occurred at crosswalk on Steuben (Highway 14).

Wyckoff said he will have Police Clerk Lisa George send that to the city.

Approval of Minutes – July 18, 2017

Changes to the minutes of the July 18, 2017 regular council meeting were noted as follows:

Page 1, 1st paragraph, delete “Council members absent: Stephanie Porter and Izzy Schroder.”

Page 2, 12th paragraph, 3rd sentence should read: “Kiewit said she does not think the city’s park is a great space for a disc golf course because of all the different uses that occur in the city’s park.”

Laura Mann moved to approve the meeting minutes of the July 18, 2017 regular council meeting as corrected. Ryan O'Connor seconded the motion and it was unanimously passed.

Agreement with Huckleberry Festival Committee, 40' Storage Container

Betty Barnes said the council approved providing a space on East Depot for a 20' container for storage of Huckleberry Festival items. She said the committee has contacted the city and requested that space for a 40' container be provided instead of a 20' container. Barnes said Jan Brending and David Spratt have investigated the site and feel that a 40' container would not hamper the city's needs for that area. She said she is recommending that a new agreement be signed for a 40' container.

Izzy Schroder moved to authorize a revision to the agreement providing for the placement of a 40' container. Phil Jones seconded the motion and it was unanimously passed.

Public Hearing – Proposed Conditional Use Permit 2017-002, Joletta Lorio, Daycare Facility, 105 W. Franklin

Betty Barnes opened the public hearing for proposed conditional use permit 2017-002 submitted by Joletta Lorio for a daycare facility to be located at 105 W. Franklin.

Barnes asked council members if they have any conflict of interest or have any ex parte contact regarding the subject application. Council members said no.

Joletta Lorio said she is proposing to operate a day care for up to 9 children at property she will be purchasing. She said she has a background in education. Lorio said that if the application is approved she hopes to open in February.

Jan Brending provided a review of the staff report.

Izzy Schroder asked where the subject property is located.

Jan Brending described the subject property.

Roy Brandt said a daycare should not be placed near a pedophile.

Izzy Schroder asked about how notice of the proposed conditional use was provided.

Jan Brending said property owners within 300 feet of the subject property are mailed notice, in addition to notice being published in the newspaper and posted on the city's website, at city hall and at the post office.

Laura Mann asked if the house will be lived in.

Joletta Lorio said no.

Laura Mann asked if the owner of a daycare is required to notify their clients if the location of the daycare is within the proximity of a registered sex offender.

Joletta Lorio said she would notify her clients regardless of any legal requirements. She said she has spoken with the Sheriff's office regarding the individual. Lorio said the individual is not on probation and has no current restrictions placed on him. She said she is not aware of any licensing restrictions based on being in the proximity of a registered sex offender.

Laura Mann asked if Lorio will be making renovations to the house.

Joletta Lorio said yes, which is one of the reasons she will not be opening until February.

Ryan O' Connor asked Lorio what days of the week will the daycare be operating and will Lorio be one of the employees.

Joletta Lorio said she plans to operate Monday through Friday. She said she will be one of the two employees and that she will likely hire a floater employee to cover those days when employees are sick or on vacation.

Phil Jones said he believes there is a proven need for daycare in Bingen. He said he does not believe there are daycares in Bingen currently.

Jan Brending said a home daycare is currently licensed in Bingen.

Phil Jones said he is concerned about approving a commercial use in a residential zone.

Jan Brending reviewed the conditional use permit requirements for the Single-Family (R1) District. She said code specifically lists "nursery schools, day nurseries, orphanages, private kindergartens and similar child-care centers" as conditional uses within the R1 zone.

Ryan O'Connor asked if the licensing agency has square footage requirements related to the number of children being cared for.

Joletta Lorio said yes which is why she is restricted up to 9 children.

Laura Mann asked if there are any dangerous dogs located in the vicinity of the proposed daycare.

Jan Brending said Bingen does not allow dangerous dogs and currently there is only one potentially dangerous dog residing in Bingen which is approximately 4 to 5 blocks away from the proposed daycare location.

Laura Mann said she knows there are strong needs for daycare.

Tammy Kaufman agreed there is a demand for daycare in Bingen and White Salmon. She said parents do not want to have to travel to Hood River when they live and work in the Bingen-White Salmon area.

Izzy Schroder said she feels the proposed daycare will be a positive addition in the community. She did note there is a very busy highway immediately east of the proposed location and that parents should be made aware of that. Schroder also noted there is no sidewalk on either side of the 100 block of W. Franklin. She said she also has struggled to find good daycare.

Betty Barnes closed the public hearing.

Laura Mann moved to approve Conditional Use Permit 2017-002, submitted by Joletta Lorio for a daycare center for up to 9 children to be located at 105 W. Franklin in that the proposed use meets the requirements of a conditional use in a residential zone. Phil Jones seconded the motion and it was unanimously passed.

Jan Brending noted that the written decision will be presented at the next council meeting for approval.

Public Hearing – Proposed Conditional Use Permit 2017-003, Susan Preston, Miranda Chavez, Katlynn Anaya, Preschool and Child Care Facility, 115 N. Ash (Entrance on 200 Block of W. Humboldt)

Betty Barnes opened the public hearing for proposed conditional use permit for a preschool and child care facility located at 115 N. Ash with the entrance located on the 200 block of W. Humboldt.

Barnes asked council members if they have any conflict of interest or have any ex parte contact regarding the subject application. Council members said no.

Jan Brending provided a review of the staff report.

Susan Preston said that she realizes that parking is an issue at the proposed location. She said she met with the licensing authority who approved the use of the city's park as a play area. Preston said the licensing authority said that they could only serve 19 to 22 children. She noted there are many state licensing requirements.

Preston said that after she talked to Julie Vance, who is currently a tenant in the other half of the building and to Kirby Erdely, who owns the property immediately west of the proposed location, she is not sure that the proposed location is the right building for their business. Preston said based on the issues with parking and the separation of uses within the building she is withdrawing the application for a conditional use permit.

Preston said she would really like to open a facility in Bingen preferably, but even in White Salmon and is still seeking the right property.

Jan Brending said she can provide some information on properties that might be available.

Kirby Erdely thanked Susan Preston for assessing the situation and withdrawing the application.

Jim Bradshaw said he is the owner of the property. He said parking issues within the 200 block area of W. Humboldt have been an ongoing problem. Bradshaw said much of the parking on the block is taken up by residential parking with some vehicles never moving. He said some residential property owners have off-street parking but choose not to use it. Bradshaw said he is hoping the city can do something to equalize the parking situation.

The council and members of the public discussed the parking on West Humboldt.

Personal Services Contract – Engineering Services for Traffic Calming Options and Stormwater Control Options

Jan Brending provided an overview of how engineering and architectural services are contracted for by governmental agencies in Washington. She said the city received two statements of qualifications/proposals related to providing engineering services for identifying traffic calming options and stormwater control options. Brending said she and Betty Barnes reviewed the proposals and conducted interviews with Klein & Associates and Gray & Osborne. She said based on the evaluations of the proposals and interviews, she and Barnes are recommending the city enter into negotiations for a contract with Gray & Osborne establishing a scope of work and cost.

Phil Jones said that based on the statements of qualifications/proposals that were provided in the council packets he would agree that Gray & Osborne seems to have the experience the city is seeking.

Laura Mann moved to authorize the city to enter into negotiations to establish a contract with Gray & Osborne for engineering services for traffic calming options and stormwater control options. Ryan O'Connor seconded the motion and it was unanimously passed.

Surplus Bid Results – 1977 Fire Tender

Jan Brending said the city moved ahead with the surplus sale of the 1977 fire tender. She said the scrap metal sale has been put on hold until further investigation and discussion can take place regarding the uses and separation of the equipment at the old treatment plant building.

Brending said the city received two sealed bids for the 1977 fire tender:

Noah Peoples	\$2,805.75 (including sales tax)
Ryan Kreps	\$2,474.64 (including sales tax)

She said she is recommending the city sell the 1977 fire truck to the highest bidder, Noah Peoples.

Ryan O'Connor moved to accept the bid from Noah Peoples for the 1977 fire tender in the amount of \$2,805.75 which includes sales tax. Phil Jones seconded the motion and it was unanimously passed.

Small Works Roster Bid – Fire Hall Roof Insulation Replacement

Jan Brending reported that the agenda item related to the fire hall roof insulation replacement has been postponed until the August 15 council meeting.

Income Survey Proposals

Jan Brending said the city received two proposals from non-profit organizations to assist in conducting an income survey in Bingen. She said Evergreen Rural Water provided a proposal in the amount of \$4,917.34 which includes a discount because the City of Bingen is a member of Evergreen Rural Water. Brending said Rural Community Assistance Corporation (RCAC) provided a proposal that includes three levels of work ranging in price from \$9,400 to \$15,200. She said both organizations have provided income survey assistance to Washington agencies. Brending said she recommends entering into an agreement with Evergreen Rural Water to provide assistance in conducting an income survey in Bingen. She noted that Klickitat County is providing a \$7,500 grant to the city for the income survey.

Laura Mann moved to authorize the city to enter into an agreement with Evergreen Rural Water for assistance in conducting an income survey in the amount of \$4,917.34. Ryan O'Connor seconded the motion and it was unanimously passed.

Treasurer's Report – June 2017

Jan Brending presented the Treasurer's Report for June 2017.

Phil Jones moved to accept the Treasurer's Report for June 2017. Laura Mann seconded the motion and it was unanimously passed.

Mayor's Update and Council Comments

Transportation Meetings

Betty Barnes said there are three different transportation meetings scheduled for Wednesday, August 2nd, including a meeting regarding the Bingen Overpass and one regarding the Walnut Street railroad crossing.

Jan Brending noted the council has been provided a copy of the Washington State Department of Transportation's response to Klickitat County Board of Commissioners' letter regarding the Bingen Overpass.

Letter to White Salmon – Everybody's Brewing

Jan Brending said Bingen has sent a letter to the City of White Salmon regarding the expansion of Everybody's Brewing as it relates to the treatment plant.

Liquor Stores

Laura Mann asked if liquor stores have the same buffer requirements as to recreational marijuana stores.

Jan Brending said no.

Washington State Capital Budget

Jan Brending said the council has been provided an email regarding the status of their loan application for pre-engineering/design work for the wastewater treatment plant improvements. She said because the

statue legislature did not adopt a capital budget, these types of loans and grants have been placed on hold until the legislature takes action. Brending said she is not hopeful that will happen prior to the 2018 session.

Chamber of Commerce After Hours – Bingen School Inn

It was reported that the Chamber of Commerce will be holding an After Hours event at the Bingen School Inn on August 16 at 5:30 p.m.

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 August 1, 2017. The council by unanimous vote does approve for payment the following list: check 19363 (dated 07/21/2017) totaling \$100.00. General Fund - \$100.00.

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 August 1, 2017. The council by unanimous vote does approve for payment the following list: checks 19369-19370 (dated 07/31/2017) totaling \$2,298.82. Court Remittance Agency Fund - \$2,298.92.

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 August 1, 2017. The council by unanimous vote does approve for payment the following list: checks 19371-19400 (dated 08/01/2017) totaling \$47,391.85. General Fund - \$30,334.32; Street Fund - \$3,202.71; Water Fund - \$4,064.98; Sewer Fund - \$2,293.14; Treatment Plant Fund - \$4,214.91; Water Capital Reserve Fund - \$3,281.79.

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 August 1, 2017. The council by unanimous vote does approve for payment the following list: EFT, payroll checks 19364-19368 (dated 07/31/2017) totaling \$26,169.73. General Fund - \$12,110.18; Street Fund - \$4,005.46; Water Fund - \$2,764.50; Sewer Fund - \$502.81; Treatment Plant Fund - \$6,786.78.

The council adjourned 9:20 p.m.

City Clerk

Mayor