**BINGEN CITY COUNCIL MINUTES**

**May 2, 2023**

**Meeting Via Teleconference and In-Person**

The meeting was called to order by Mayor Pro Tempore Joe O’Sullivan at 7:01 p.m. Mayor Kiewit arrived and took over the meeting at 7:11 p.m.

Council members present: Phil Jones, Ryan O’Connor, Joe O’Sullivan, Izzy Schroder, and Brittany Spratt. Staff present: City Administrator Krista Loney, City Attorney Christopher R Lanz, Fire Chief Carl Spratt

Audience Present: None.

**Public Comment**

Reed Stager sent in the following public comment:

*Hello City Council,*

*We have owned a home on Lois Lane in Bingen since 2009.   When we purchased and resided in Bingen previously, we loved the area and the community.   Over time, we outgrew the unique 1000 square foot one bedroom home we call the “Trouse” (trailer-house.)   We are currently living in Vancouver and renting out the Trouse.   We would love to be able to move back to the area and have been waiting for years for the City to update the City code to allow us to build a new home with an ADU.*

*The only financially feasible solution for us to build a new home is if it included an ADU to help offset our costs.  This could provide a housing opportunity for another Bingen resident and add to Bingen’s economic growth.*

*We have been in contact with City Hall numerous times over the years. Previous administrations indicated that they understood the need for ADU’s and how behind the times they were compared to White Salmon and Klickitat County, and that they were planning on taking action to allow ADU’s.   It seems that every time we’ve asked about ADU’s the City Council is still 6 to 12 months away from changing the ordinances to allow them - and that has been the same story for the last five years.    This month, once again, we’ve heard that the Council is at least 6 to 12 months from changing the cities’ ordinance to allow ADU’s and it is now being tied to potential changes to Short Term Rentals or larger zoning changes associated with potentially allowing 1 to 4 units on residential lots.*

*ADU’s are a well accepted and broadly adopted method to help ease the housing shortage.   White Salmon and the County have had successful ADU programs for years and the rules, whether you chose to allow 900 square feet like White Salmon or 924 square feet like the County, are well formed and could easily be copied and put into place within in a few months.*

*While we agree that the broader issues of short term rentals and multiple full size dwelling units on residential land need to be addressed, it is our belief that ADU’s are part of the solution.  Adoption of ordinances allowing ADU’s should not be held up awaiting a longer discussion on tangential topics.   Anything you do now with ADU’s could be easily amended later if anything is inconsistent with the short term rental rules or changes to residential zoning.*

*I’ve copied the related White Salmon ordinance below.   Can you please review for potential use by the City of Bingen?  Are you able to quickly adopt the same or similar provisions for Bingen within the next several months?  The housing crisis needs to be addressed.   Granting Bingen residents the ability to provide needed housing and enable at-risk homeowners the financial means to stay in their homes is an attainable goal with an ADU friendly ordinance.*

*We’d love to move back to the community and support its economic growth.   Will you please take action now to create an ADU-friendly City?   You have the ability to address this problem and we would like to support the growth of the community and hope it can be a vibrant place to live.*

*We would appreciate your attention to this matter as soon as possible.*

*Thank you,*

*Reed Stager & Wendy Crist*

*105 Lois Lane*

*Bingen, WA 98605*

**Meeting Minutes – 4/18/2023**

Councilor Spratt made a correction to the last line of the last paragraph on the first page: “Bridge of the Gods is owned *by*…”

Councilor Jones made a motion to approve the April 18, 2023 meeting minutes with corrections. Councilor O’Connor provided the second and the motion carried.

**Fire Update**

Chief Spratt stated that the BFD responded to 27 calls in April bringing the total to 115 calls to date in 2023. BFD responded to a wildland fire that burned approximately 1 acre and another that burned a shed.

Councilor Jones inquired on the bid progress for the transmission repairs for BFD engines. Chief Spratt stated that a price cannot be estimated until the shop has the transmission apart and can assess the full extent of the repairs needed.

**Centennial Committee Update**

Councilor Spratt shared that the Centennial committee has met twice to begin making arrangements for monthly activities across 2024 to celebrate Bingen’s Centennial. Mayor Kiewit sent out an email to businesses and organizations on May 2, 2023 to invite participation in planning. The next meeting of Centennial Committee is Friday, May 19, 2023 at 1 p.m.

**Budget Committee Update**

Councilor Jones provided an update for the budget committee. The budget committee has met with Administrator Loney three times to finalize the annual report of the State Auditor’s office and recommends submitting it.

Budget committee discussed the request from White Salmon for $11,018.17 to cover the Well #1 Pump replacement and the Well Pump C replacement. Budget committee recommends authorizing the Well #1 Pump replacement funds and asking White Salmon to procure multiple quotes for the Well Pump C replacement. Administrator Loney inquired about the 5% share from the Port of Klickitat. It was discovered that the 5% historical buy-in from the Port was provided by grant funds from Klickitat County.

Councilor O’Connor inquired if the Port pays the same rate for water as residents and Mayor Kiewit informed him that they pay the outside city limits rate. Councilor O’Connor asked what enforcement is possible of the port goes over their proportional share of the water in a way similar to the agreement that Bingen and White Salmon have regarding limits. Administrator Loney shared that without an interlocal agreement in place there is nothing that can be done to enforce limits on the Port’s proportional share. Mayor Kiewit suggested that planned growth for the Port requires infrastructure and might be a good candidate for .09 funds from the county. Councilor O’Connor asked if businesses on the Port are billed individually and if they have to pay a connection fee. Administrator Loney stated that yes, they are billed individually and yes they have to pay a connection fee. Mayor Kiewit asked Administrator Loney to reach our to Margie Ziegler about setting up an interlocal agreement.

Budget committee has reviewed two financial projections for the Wastewater Treatment Plant regarding hiring one Operator in Training for the plant or two Operators in Training. The high impact of the cost is salaries and benefits. If two excellent candidates apply for the position, budget committee recommends hiring both.

**Klickitat County Sheriff’s Office Interlocal Agreement for Housing of Prisoners.**

Council tabled the discussion of the interlocal agreement at the April 18, 2023 meeting. Mayor Kiewit inquired if Police Chief Mike Hepner was given an opportunity to provide feedback on this agreement and Administrator Loney stated that he was not. Councilor Jones made a motion to table the discussion to the next meeting to allow for review by Chief Hepner. Councilor O’Sullivan provided the second and the motion carried.

**Ordinance 2023-03-736 Amending the 2023 Budget**

Administrator Loney provided a memo detailing the changes, the 2023 proposed budget, and a copy of the ordinance. Council reviewed the budget proposal. Councilor Jones made a motion to adopt Ordinance 2023-03-736 Amending the 2023 Budget. Councilor Spratt provided the second and the motion carried.

**Small Works Roster – Rate Study Contract Award**

Administrator Loney provided a memo and the bid tabulation. Budget committee reviewed the three bids received and recommends awarding the contract to Ashley Emery at Peninsula Financial Consulting. Councilor O’Connor made a motion to award the contract to Ashley Emery at Peninsula Financial Consulting. Councilor O’Sullivan provided the second and the motion carried.

**Short-Term Rental Workgroup Updates**

Administrator Loney provided notes from the April 25, 2023 Short-Term Rental Workgroup meeting. The workgroup has recommendations ready for council on definitions, zoning updates, the limit on number of STRs, and good neighbor guidelines and neighboring property notices. The next meeting of the workgroup is Tuesday, May 9, 2023 at 6 p.m.

**Staff Reports**

Administrator Loney had the following updates for Council:

* It will be several more weeks before the final Shoreline Master Program review is complete.
* The City received a quote back from GameTime with the additional park equipment but they left off the shade so it needs to be requoted. Loney hopes to have that by the end of this week and will schedule Parks and Streets committee to review that and the TIP.
* Smoke testing is scheduled June 8.
* Loney has drafted code for ADUs in Bingen and is currently working on the STR, zoning and parking code. Once the drafts are done they will be sent for review by Mandy Hertel with Skamania County Planning and Jim Stanton who was part of the CPAT team. After that the city will have a workshop to discuss the modifications, then will host a couple of public meetings.
* Bingen Surf Mill will now be an event space.
* The City received a letter from Republic Services stating that they are requesting a 22% rate increase from the Utilities Commission. There is a public hearing on May 25 at 9:30 a.m. or you can comment online.
* Loney was not required for Federal jury duty the week of May 1 but may be needed the week of May 8.

**Mayor’s Update and Council Comments**

Mayor Kiewit’s arrival at council was delayed by a presentation to the Klickitat County Public Economic Development Authority asking for .09 funds for a proposed project. Binge was awarded $75,000 for predesign and KCPEDA would like Bingen to explore CERB funds for the construction portion.

Mayor Kiewit is working with the schools on a fieldtrip for 5th graders to view the treatment plant. The Bridge Formation document is signed around and there was a photocall on May 1, 2023. There will be an open house regarding tolling on May 31 in Washington and June 7 in Oregon.

Mayor Kiewit will ask Tammara Tippel from the Chamber of Commerce to give a brief presentation to council about the Community Cleanup event.

**Voucher Approval**

Claims Checks (Dated 4/28/2023) totaling $9,595; Sewer Fund - $9,595.

Councilor Jones made a motion to approve the Claims dated April 28, 2023. Councilor O’Connor seconded the motion, and it passed unanimously.

Payroll Checks (Dated 4/28/2023) and Payroll EFT (Dated 4/28/2023) totaling $35,559.20; General Fund - $12,281.02, Street Fund - $6,778.12, Water Fund - $3,921.03, Sewer Fund - $1,188.20, and Treatment Plant Fund - $11,390.83.

Councilor O’Connor made a motion to approve the Payroll dated April 28, 2023. Councilor Jones seconded the motion, and it passed unanimously.

Claims Checks (Dated 5/2/2023) totaling $84,068.51; General Fund - $38,401.11, Street Fund - $10,349.56, Water Fund - $14,682.27, Sewer Fund - $3,874.77, Treatment Plant Fund - $12,313.57, and Water Capital Reserve Fund - $4,447.23.

Councilor O’Connor made a motion to approve the Claims dated May 2, 2023. Councilor Jones seconded the motion, and it passed unanimously.

**Adjournment**

Mayor Kiewit adjourned the meeting at 8:30 p.m.