

# **BINGEN CITY COUNCIL MINUTES**

**DRAFT – November 17, 2020**

## **Meeting Via Teleconference**

The meeting was called to order by Mayor Betty J Barnes at 7:00 pm. Council members present: Phil Jones, Ryan O'Connor, Catherine Kiewit, Isolde Schroder, Joseph O'Sullivan. Staff present: City Clerk Cheyenne Pantoja Wright, City Attorney Christopher R Lanz.

## **Essential Services Update**

Mayor Barnes said that the City was continuing to take things one day at a time and noted the new state coronavirus mandate.

## **Minutes of November 3, 2020 Regular Council Meeting**

It was noted that David Spratt was present at that meeting.

Council member Kiewit made a motion to approve the minutes of the November 3, 2020 council meeting as corrected. Council member Jones seconded the motion and it passed with the following votes: Kiewit – Aye, Jones – Aye, Schroder – Aye, O'Connor – Aye, O'Sullivan – Abstain.

## **Public Hearing – CUP Application 2020-002 Martinez**

Mayor Barnes asked the council members if they had anything to gain from the proposed application, and if they had any prior conversations about the matter. All answered no.

Proponent Dylan Martinez introduced himself and talked about his proposal. He said the building he planned to build would be two stories tall with a glass, wood, and metal shop on the ground floor and storage and an apartment on the second floor.

Clerk Pantoja Wright read clips from the Bingen Municipal Code regarding parking requirements.

Martinez said the layout of the build may differ slightly from the submitted plans but that the square footage would remain the same. He said the changes would be due to utility setbacks. He said he envisioned the 2 parking spaces at the North side of the property would be reserved for tenant parking, and that with the probable reconfiguration of the building there would be a total of 5 parking spaces available on the lot.

Mayor Barnes asked if Martinez planned to build close to the existing wall near the edge of the property, noting that the property line with the City's adjoining property was not in an obvious location.

Martinez said he would be building some distance from the property line to allow for a setback from underground power lines.

Council member Kiewit said she fully supported the proposal and added that she was aware of pollution issues that had arisen from a similar project from a company called Bullseye Glass.

Council member O'Sullivan said his wife had worked at Bullseye Glass during the controversy and he recalled that the FDA had found no toxicity.

Martinez agreed and said he planned to provide venting on the roof for secondary heat.

Council member O’Sullivan asked about fumes from wood and metal fabrication and the possible effect on an upstairs apartment.

Martinez said he planned to install HEPA filters and invest in protection from any fumes and off gassing.

Council member Kiewit asked if the council had a say on filtration since the proposed application was for a residential use in a commercial zone.

Clerk Pantoja Wright noted that the application was for residential use as well as light industrial use in a commercial zone. She also noted that while the council could put filtration conditions in their decision, any building constructed would have to meet all applicable building codes.

Council member Kiewit asked if the building would include retail space. She said she felt that long term she wanted to see the commercial space conserved for retail and traditional commercial establishments.

Martinez said his business was almost entirely wholesale. He said the most traffic seen would be from the annual blow your own ornament event and similar occasional events.

Mayor Barnes reminded council that a conditional use was not a rezone of the property and conditions could be placed.

Council member O’Connor suggested the council allow the conditional use requested, contingent on the use remaining as listed on the application, with any change requiring council’s approval.

Mayor Barnes closed the public hearing.

The council reached a consensus to place the following conditions on approval of the application:

1. Two (2) of the five (5) parking spaces be designated reserved for residential use
2. Ventilation of the ground floor shop space be subject to approval from the City Building Inspector
3. Any change in the business or fabrication type in the Light Industrial portion of the application not expressly allowable under Commercial Zoning be subject to council approval and further conditions

#### **CUP Application 2020-002 Martinez**

Council member Kiewit made a motion to approve Conditional Use Application 2020-002 Martinez as presented, with the conditions noted above. Council member O’Connor seconded the motion and it passed unanimously.

Martinez thanked the council.

#### **Public Hearing – CUP Application 2020-003 Endres**

Mayor Barnes asked the council members if they had anything to gain from the proposed application, and if they had any prior conversations about the matter. All answered no.

Proponent Kay Endres introduced herself and talked about her proposal. She said over the course of the last couple years it had become apparent that while she thought it was necessary to be nearby the existing event space to monitor the building, it would be preferable to not actually live in the building. She said the proposed new building would be split between living space and office space.

Council member Kiewit clarified that Endres intended to have the living space on the second floor, not the ground floor.

Endres said yes, that was correct.

Council member Kiewit noted that while the original application from 2017 featured 9 parking spaces, there were no conditions for parking space requirements set in the decision from that year.

There was discussion about the difference between a home office and commercial office space.

Mayor Barnes closed the public hearing.

The council reached a consensus to recommend Endres amend her application.

### **CUP Application 2020-003 Endres**

Council member O'Connor made a motion to table Conditional Use Application 2020-003 Endres.

Council member Kiewit seconded the motion and it passed unanimously.

### **Request to Schedule Special Council Meeting**

Clark Pantoja Wright asked Council to meet on November 24, 2020 at 7:00 pm for public hearings on 2021 revenue sources.

There was a consensus to hold a Special Council Meeting on November 24, 2020 at 7:00pm

Council member Schroder said she would not be able to attend the Special Council Meeting as scheduled.

### **Proposed Payment Plan – Past Due Utility Accounts**

Clerk Pantoja Wright asked if the council had any feedback on the plan proposed at the meeting of October 20, 2020.

Council member Jones said he felt an additional \$50 per month was too burdensome for many residents but he saw the necessity of it.

Clerk Pantoja Wright noted that when initially presenting the plan she had detailed how she arrived at the rate of an extra \$50 per month. She reminded council that she had not wanted to see such a steep increase over a residents usual monthly bill, but found that anything less prolonged the debt for several years.

There was a consensus to table the proposed payment plan for past due utility accounts.

### **Proposed Resolution Declaring a Climate Emergency – Discussion**

There was a consensus to direct staff to review the City's investments and to see what the City of White Salmon's decision on the matter would be, so that the communities would remain in step.

### **Mayor's Update**

Mayor Barnes said the law enforcement contract with the City of White Salmon needed to be renegotiated before the end of the year, and asked council to expect a draft agreement to be in their next council packet.

Barnes noted that City Hall staff would need printers and scanners for working from home.

**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 17, 2020.

The council by unanimous vote does approve for payment the following list:

Payroll Checks 21906-21910, and Payroll EFT (Dated 11/16/2020) totaling \$23,267.30 General Fund - \$9,197.27, Street Fund - \$4,783.15, Water Fund - \$2,884.60, Sewer Fund - \$498.68, Treatment Plant Fund - \$5,903.60.

Motion: Schroder  
Second: O'Connor

Checks 21911-21929 dated 11/17/2020 totaling \$38,045.95. General Fund - \$10,219.18, Street Fund - \$141.96, Water Fund - \$419.21, Sewer Fund - \$150.54, Treatment Plant Fund - \$3,129.56, Water Capital Reserve Fund – 9,487.65, Sewer Capital Reserve Fund \$14,434.85.

Motion: Schroder  
Second: Jones

The council adjourned at 8:22 pm.

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City Clerk

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Mayor