

BINGEN CITY COUNCIL MINUTES

DRAFT – January 19, 2021

Meeting Via Teleconference - Audio Recorded

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: Clerk Treasurer Cheyenne Pantoja Wright, City Attorney Christopher R Lanz. Audience present: Kay Endres, Michael Mehaffy, Nika Kermani, Soroush Kermani.

Essential Services Update

Mayor Barnes spoke to the council about the COVID-19 Vaccine Update issued by Washington State Governor Inslee.

Minutes of December 1, 2020 Regular Council Meeting

Council member Schroder made a motion to approve the minutes from the December 1, 2020 regularly scheduled City Council meeting as presented. Council member O'Sullivan seconded the motion and it passed with the following vote: Schroder – Aye, O'Sullivan – Aye, Jones – Aye, O'Connor – Aye, Kiewit – Nay.

Minutes of January 5, 2021 Regular Council Meeting

Correction: Note that the meetings via teleconference are recorded

Council member O'Connor made a motion to approve the minutes from the January 5, 2021 regularly scheduled City Council meeting as corrected. Council member Kiewit seconded the motion and it passed unanimously.

Public Hearing CUP 2020-003 Endres (Continuance)

Mayor Barnes opened the continued public hearing on Conditional Use Permit Application 2020-003 Endres.

Clerk Pantoja Wright noted that council members had copies of the original application, amended application, amended staff report, and CUP 2017-004 previously issued to Kay Endres at the subject property.

Kay Endres addressed the council and explained the revisions she had made. She said she no longer intended to split the use of the proposed new building, but instead to make it entirely residential. She said she had reviewed the conditions recommended by City staff and that she agreed with them, noting that she agreed with terminating the previously issued CUP 2017-004 which would return the existing building “the Garage” to 100% commercial use with no living space.

Endres clarified that the square footage of the existing building was 1,479 square feet.

Council member Kiewit clarified that the loft apartment above “the Garage” would return to commercial use.

Endres said yes, it would.

Council member O’Sullivan asked if the 50% limit for residential use in a commercial zone was a driving factor in the application revisions.

Endres said yes and noted that there had been concern about the original proposal including office space on the second floor of the proposed new building, requiring access through residential space. She said members of council had raised concern about differentiating between a home office and commercial space.

Mayor Barnes closed the public hearing.

Council member Kiewit made a motion to rescind conditional use permit 2017-004 and approve conditional use permit 2020-003 with conditions as noted in the amended staff report. Council member O’Connor seconded the motion and it passed unanimously.

Public Hearing CUP 2021-001 Kermani

Mayor Barnes opened the public hearing on Conditional Use Permit Application 2021-001 Kermani.

Clerk Pantoja Wright noted that council members had copies of the application, staff report, and CUP 2016-001 previously issued to Soroush Kermani at the subject property.

Nika Kermani addressed the council and explained that she was looking to expand the living space above the dance studio, formerly autobody shop, granted by conditional use permit 2016-001. She said the additional living space would come from converting a 340 square foot storage space into apartment space for a total of 715 square feet of living space. She noted that the expansion kept the living space well within the 50% limit for residential space in a commercial zone.

Council Kiewit said she felt the application and expansion was very straightforward.

Council member Schroder agreed.

Mayor Barnes closed the public hearing.

Council member Jones made a motion to approve conditional use permit 2021-001, amending the living space granted under conditional use permit 2016-001 with conditions as noted in the staff report. Council member Kiewit seconded the motion and it passed unanimously.

Public Hearing CUP 2021-002 Mehaffy

Mayor Barnes opened the public hearing on Conditional Use Permit Application 2021-002 Mehaffy.

Clerk Pantoja Wright noted that council members had copies of the application and staff report.

Michael Mehaffy addressed the council and said he was currently a White Salmon resident and that he had moved to the Gorge to be closer to family. He explained his request to use 800 square feet of the 1,600 square foot existing building for living space. He shared a short presentation with photographs of the property and noted that the building was originally constructed as a house and that he would operate his business in the commercial space. He noted the existing off-street parking behind the building, accessed from Cherry street.

The council welcomed Mehaffy to Bingen.

Council member Schroder clarified that there was no previously issued conditional use permit for that property.

Clerk Pantoja Wright said no, not to her knowledge.

Council member Jones said he thought the living space would be a good use of the property.

Council member Kiewit said she thought the idea was great.

Mayor Barnes closed the public hearing.

Council member O'Sullivan made a motion to approve conditional use permit 2021-002 with conditions as noted in the staff report. Council member Jones seconded the motion and it passed unanimously.

Resolution 2021-001 Establishing Salary Schedule for Non-Union Employees

Mayor Barnes explained that this was an annual resolution presented to the council and that the salary schedule represented the cost-of-living adjustment for non-union employees. She added that Clerk Pantoja Wright was the only employee not represented by the union.

Council member Kiewit made a motion to approve Resolution 2021-001 Establishing the Salary Schedule for Non-Union Employees as presented. Council member Schroder seconded the motion and it passed unanimously.

Clerk Pantoja Wright thanked the council.

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 January 19, 2021.

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

Payroll Checks 22001 and Payroll EFT (Dated 12/18/2020, 12/21/2020) totaling \$5,853.47 General Fund - \$311.20, Street Fund - \$480.94, Water Fund - \$495.08, Sewer Fund - \$127.30, Treatment Plant Fund - \$4,438.95. Interim Approval issued January 5, 2021.

Motion: O'Connor
Second: O'Sullivan

Payroll Checks 22003-22017 and Payroll EFT (Dated 12/31/2020) totaling \$34,376.84 General Fund - \$16,379.55, Street Fund - \$5,068.65, Water Fund - \$3,641.35, Sewer Fund - \$624.51, Treatment Plant Fund - \$8,662.78. Interim Approval issued January 5, 2021.

Motion: Kiewit
Second: O'Connor

Checks 22041-22063 (Dated 12/29/2020) totaling \$37,673.92. General Fund - \$7,729.41, Street Fund - \$2,484.81, Water Fund - \$4,659.02, Sewer Fund - \$241.24, Treatment Plant Fund - \$4,917.50, Water Capital Reserve Fund \$5,014.72, Sewer Capital Reserve Fund \$12,627.22. Interim Approval issued January 5, 2021.

Motion: O'Connor
Second: Jones

Checks 22002 (Dated 12/21/2020) totaling \$297,869.00. General Fund - \$297,869.00.

Motion: O'Connor
Second: Schroder

Checks 22068-22076 (Dated 12/30/2020) totaling \$24,208.08. General Fund - \$21,171.16, Street Fund - \$128.00, Water Fund - \$2,150.15, Sewer Fund - \$336.22, Treatment Plant Fund - \$422.55.

Motion: Kiewit
Second: Schroder

Payroll Checks 22064-22067 and Payroll EFT (Dated 01/15/2021) totaling \$22,427.61 General Fund - \$9,466.10, Street Fund - \$4,254.99, Water Fund - \$2,687.23, Sewer Fund - \$474.01, Treatment Plant Fund - \$5,545.28.

Motion: Kiewit
Second: O'Sullivan

Checks 22077-22089 (Dated 01/19/2021) totaling \$6,385.48. General Fund - \$4,795.82, Street Fund - \$11.84, Water Fund - \$549.25, Sewer Fund - \$11.84, Treatment Plant Fund - \$1,016.73.

Motion: O'Connor
Second: Schroder

Executive Session

Mayor Barnes announced at 7:50 pm. that the City Council will go into Executive Session for 15 minutes to discuss public employment pursuant to RCW 42.30.110(1)(g).

At 7:56 p.m. the Council resumed regular session.

Mayor Barnes announced at 7:56 pm. that the City Council will go into Executive Session for 15 minutes to discuss potential litigation pursuant to RCW 42.30.110(1)(i).

At 8:06 p.m. the Council resumed regular session.

The council adjourned at 8:07 pm.

City Clerk

Mayor