

White Salmon City Council Meeting

A G E N D A

September 20, 2023 – 6:00 PM

119 NE Church Ave

Meeting ID: 829 0962 9435

Call in Numbers:

669-900-6833

929-205-6099

301-715-8592

346-248-7799

253-215-8782

312-626-6799

Zoom Link: <https://us02web.zoom.us/j/82909629435>



I. Call to Order, Presentation of the Flag and Roll Call

II. Changes to the Agenda

III. Presentations

- A. Hispanic American Heritage Month
- B. Mayor's Update

IV. Public Comment

Any public in attendance at the meeting (either in person or via Zoom) will be provided an opportunity to make public comment of a general nature in the time allotted. No registration is required. Each person will be allowed three minutes for comment.

V. Consent Agenda

- A. Approval of Washington State Tourism Grant Application - Wayfinding (\$30,000) Retroactive (Documents provided before meeting)
- B. Approval of Council Retreat Minutes -September 5, 2023 (will be provided before meeting)
- C. Approval of Meeting Minutes -September 6, 2023
- D. Approval of Vouchers

VI. Business Items

A. Ordinance 2023-09-1141 Tenant Protections

- 1. Presentation
- 2. Discussion
- 3. Action

B. 2024 Council Priorities

- 1. Presentation
- 2. Discussion
- 3. Action

VII. Reports and Communications

- A. Department Head
- B. Council Members

VIII. Executive Session (if needed)

IX. Adjournment

File Attachments for Item:

C. Approval of Meeting Minutes -September 6, 2023



CITY OF WHITE SALMON
City Council Meeting – Wednesday, September 6, 2023
In Person and Via Zoom Teleconference

Council and Administrative Personnel Present

Council Members:

Ben Giant
 David Lindley
 Jim Ransier
 Jason Hartmann

Staff Present:

Andrew Dirks, Public Works Director
 Bill Hunsaker, Fire Chief/Code Enforcement
 Marla Keethler, Mayor
 Stephanie Porter, Clerk Treasurer
 Troy Rayburn, City Administrator
 Shawn MacPherson, City Attorney

I. Call to Order and Roll Call (6:00pm)

Mayor Marla Keethler called the meeting to order at 6:00p.m. There were approximately 6 members of the public in attendance in person and via teleconference.

Moved by Ben Giant. Seconded by Jim Ransier.

Motion to excuse Council Member Patty Fink from the September 6, 2023 council meeting.
CARRIED 4-0

II. Changes to the Agenda

No changes.

III. Public Comment (6:02pm)

Margaret Richmond, White Salmon Resident (6:02pm)
 Gabrielle Gilbert, Klickitat County Resident (6:06pm)

IV. Consent Agenda (6:11pm)

- A. Resolution 2023-09-575 Authorizing the Submission of RCO Grant Application
- B. 2024 Lodging Tax Grant Funding
- C. July 2023 Treasurer Report
- D. Approval of Meeting Minutes - August 16, 2023
- E. Approval of Meeting Minutes - August 30, 2023
- F. Approval of Vouchers

Vouchers audited and certified as required by RCW 42.24.080 and expense reimbursement claims as required by RCW 42.24.090 as of this 6th day of September 2023.

Type	Date	From	To	Amount
Claims	9/6/2023	40507	40558	341,959.60
	9/9/2023	EFT	EFT	0.00
			Claims Total	341,959.60

Payroll	8/21/2023	EFT	EFT	73,819.38
	9/5/2023	EFT	EFT	109,297.91
	9/5/2023	40503	40506	1,073.13
			Payroll Total	183,117.29
Manual Claims	8/3/2023	40500	40502	25,447.53
	9/5/2023	EFT	EFT	899.75
	9/10/2023	EFT	EFT	9,981.40
VOIDED Checks	N/A			0.00
			Manual Total	36,328.68
			Total All Vouchers	561,405.57

Moved by Jim Ransier. Seconded by Jason Hartmann.

Motion to approve Consent Agenda with Scribner change to the August 16 council meeting minutes and vouchers in the amount of \$561,405.57.

CARRIED 4-0.

V. Public Hearing (6:14pm)

A. Ordinance 2023-09-1141 Tenant Protections

Presented by City Attorney Shawn MacPherson.

Mayor Marla Keethler opened the Public Hearing at 6:16pm.

Public Comment:

Shirley Dearmond, White Salmon Resident (6:16pm)

Donna Rockwell, White Salmon Resident (6:19pm)

Gabrielle Gilbert, Klickitat County Resident (6:22pm)

Mayor Marla Keethler closed the Public Hearing at 6:27pm.

Council Discussed. (6:27pm)

VI. Business Items (6:59pm)

A. Resolution 2023-09-574 Establishing Intent to Annex an Unincorporated Island of Land to the City of White Salmon Pursuant to RCW 35a.14.295.

Presented by City Attorney Shawn MacPherson.

Moved by Jason Hartmann. Seconded by Jim Raniser.

Motion to approve Resolution 2023-09-574 Establishing Intent to Annex and Unincorporated Island of Land to the City of White Salmon Pursuant to RCW 35a.14.295.

CARRIED 4-0.

City of White Salmon
Council Meeting Minutes – September 6, 2023

Page 3

VII. Reports and Communications

- A. Department Heads (7:03pm)
- B. Council Members (7:04pm)
- C. Mayor (7:07pm)

VIII. Executive Session

No executive session needed.

IX. Adjournment

The meeting was adjourned at 7:15p.m.

Marla Keethler, Mayor

Stephanie Porter, Clerk Treasurer

File Attachments for Item:

A. Ordinance 2023-09-1141 Tenant Protections

1. Presentation

2. Discussion

3. Action



Department Head:	<small>DS</small> JK
Clerk/Treasurer:	<small>DS</small> JK
City Administrator:	
Mayor:	<small>DS</small> JK

COUNCIL REPORT

Business Item

Needs Legal Review: Yes, Completed
 Meeting Date: September 20, 2023
 Agenda Item: Ordinance 2023-09-1141 Tenant Protection
 Presented By: Shawn MacPherson, City Attorney
 Marla Keethler, Mayor

Action Required:

Review and adoption of revised Ordinance 2023-09-1141 establishing tenant protections in the City of White Salmon.

Proposed Motion:

Motion to approve Ordinance 2023-09-1141 Creating WSMC 5.10 Tenant Protections.

Background of Issue:

The City of White Salmon held a Public Hearing on May 17, 2023 to gather City Council feedback and Public Comment regarding a proposed tenant protections code to assist in minimizing the growing burden associated with housing for low-income renters.

A second Public Hearing was held on September 6, 2023, where council and public had the opportunity to review the newly added violations section of the ordinance.

It has become increasingly difficult for renters to secure affordable rental housing. Though multiple proposed actions were considered in the first draft, the second draft presented on September 6 focused in on the protection the city feels would be most beneficial as it relates to the current trend of markedly increasing rental prices and reflects the theme most heard at the public hearings.

The recommended protections were an effort to provide more advance notice to tenants if rent increases are above a certain threshold. This allows tenants suitable time to explore other housing options without being under increased pressure due to a time constraint. Current state law requires 60 days advance notice.

Explanation of Issue:

The presented draft includes the increased notice requirement of 180 days for rent increases of over 10%.

Staff took City Council Comment to modify the following in the presented Final Draft Ordinance:

- 1) Whereas statements truer to the nature of the presented code.
- 2) Addition of the language "if available" under the Violations section A referring to the Non-Profit Mediation services.
- 3) Review of general rent increase trends to determine if 10% was an appropriate designation.

Fiscal Analysis:

No financial impact as presented.

**CITY OF WHITE SALMON
ORDINANCE NO. 2023-09-1141**

**AN ORDINANCE CREATING WSMC CHAPTER 5.10 TENANT PROTECTIONS TO
THE MUNICIPAL CODE OF THE CITY OF WHITE SALMON, WASHINGTON.**

WHEREAS, average rents in White Salmon have increased significantly, making it increasingly difficult for tenants, especially people with limited finances, to obtain rental housing; and

WHEREAS, over 30% of households are cost-burdened in White Salmon, earning more than the Federal poverty level but not enough to afford the basics where they live; and

WHEREAS, the fair market rent (FMR) in White Salmon is more expensive than 85% of other FMR areas, which are set by Department of Housing and Urban Development annually to determine standard payment amounts for government assisted housing programs; and

WHEREAS, rent increases may cause a tenant to move due to inability to pay the increased rent; and

WHEREAS, these conditions in the rental market have created a barrier to relocation, because tenants, especially people with limited finances, may be unable to save money to pay security deposits, nonrefundable move-in fees, and last month's rent; and

WHEREAS, the overarching goal of the city's recently adopted Housing Action Plan is to provide good-quality housing for all residents of White Salmon, with an emphasis on the needs of underserved communities, lower-income households, seniors, people with disabilities, people of color, and people experiencing homelessness; and

WHEREAS, one of the housing goal's in the city's adopted 2021 Comprehensive Plan is to establish, support and maintain a diverse stock of housing that serves the full range of ages, incomes and household types, including long-term renters and people with special needs; and

WHEREAS, increasing the notice period required for significant rent increases will help tenants to prepare for moving expenses or seek assistance in locating new housing; and

WHEREAS, the City Council desires to amend Chapter 5 to adopt the proposed tenant protection related to rent increases, and finds that this ordinance will protect and promote the health, safety, and welfare of the residents of White Salmon,

WHEREAS, the City Council has held a Public Hearing for Ordinance 2023-05-1141 at its regularly scheduled meetings May 17, 2023, and revised Ordinance 2023-09-1141 on September 6, 2023; and

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF WHITE SALMON DO ORDAIN AS FOLLOWS:

SECTION 1. ADDING CHAPTER 5.10 Tenant Protections. White Salmon Municipal Code (WSMC) Chapter 5.10 Tenant Protections is hereby added.

WSMC 5.10 Tenant Protections

5.10.010 Purpose and Intent

The purpose of this chapter is to establish regulations supporting housing security to reduce houselessness and to establish standards and enforcement mechanisms as they relate to rental housing within the municipal boundaries of the City of White Salmon. It is the intent of the White Salmon City Council to maintain healthy, vibrant, and diverse neighborhoods within the City of White Salmon. The regulations contained in this chapter balance the needs of the landlord, tenant, and the City of White Salmon to ensure safe, healthy, and thriving rental housing within the City's municipal boundaries. The City recognizes that the renting of residential property is a commercial venture where owners and landlords must evaluate risk, profit, and loss. Providing housing for White Salmon's residents directly impacts quality of life at the most basic level, and therefore requires regulations to ensure that this commercial venture is equitably undertaken. This chapter helps ensure housing security for current and future residents within the City of White Salmon.

5.10.020 Definitions

Unless the context clearly requires otherwise, the definitions in this section apply throughout this chapter:

- A. "Days" means calendar days unless otherwise provided.
- B. "Dwelling unit" means a structure or part of a structure used as a home, residence, or sleeping place by one or more persons maintaining a common household, including, but not limited to, single-family residences and units of multiplexes, apartment buildings, mobile homes, and rooms for which occupancy is authorized by a written or oral rental agreement.
- C. "Landlord" means a landlord as defined in and within the scope of RCW [59.18.030](#) and RCW [59.18.040](#) of the Residential Landlord Tenant Act of 1973 ("RLTA") in effect at the time the rental agreement is executed or occurs. As of the effective day of this ordinance, the RLTA defines "landlord" as "the owner, lessor, or sub- lessor of the dwelling unit or the property of which it is a part, and in addition means any person designated as representative of the owner, lessor, or sub-lessor including, but not limited to, an agent, a resident manager, or a designated property manager."

D. "Occupancy" means the formal designation of the primary purpose of the building structure or portion thereof.

E. "Owner" means the owner of record as shown on the last Klickitat County tax assessment roll or such owner's authorized agent.

F. "Rent" or "rental amount" means recurring and periodic charges identified in the rental agreement for the use and occupancy of the premises, which may include charges for utilities. These terms do not include nonrecurring charges for costs incurred due to late payment, damages, deposits, legal costs, or other fees, including attorneys' fees. PROVIDED, however, that if, at the commencement of the tenancy, the landlord has provided an installment payment plan for nonrefundable fees or deposits for the security of the tenant's obligations and the tenant defaults in payment, the landlord may treat the default payment as rent owing.

G. "Rental agreement" means all agreements which establish or modify the terms, conditions, rules, regulations, or any other provisions concerning the use and occupancy of a dwelling unit.

H. "Tenant" means any person who is entitled to occupy a dwelling unit primarily for living or dwelling purposes under a rental agreement.

5.10.030 Rent Increase Notification

A. A landlord may not increase the rent of a tenant by more than 10 percent of the rent unless the landlord has provided the tenant with notice of the rent increase at least 180 days before such increase takes effect.

B. Pursuant to RCW [59.18.140](#), if the rental agreement governs a subsidized tenancy where the amount of rent is based on the income of the tenant or circumstances specific to the subsidized household, a landlord shall provide a minimum of 30 days' prior written notice of an increase in the amount of rent to each affected tenant.

C. Any notice of a rent increase required by this section must be served in accordance with RCW [59.12.040](#). Notice of any rental increase of ten percent or less may be served in accordance with RCW [59.12.040](#).

5.10.060 Violations

A. Any tenant claiming from any violation of this chapter shall be required to contact a non-profit mediation dispute resolution service, if available, to request an arbitration meeting with their landlord. If the landlord refuses arbitration services or is unable to reach an agreement with their tenant, the landlord will be subject to section B, C, and D of this section.

B. Any tenant claiming from any violation of this chapter may independently bring an action in Klickitat County Superior Court or in any other court of competent

jurisdiction to enforce the provisions of this chapter and is entitled to all remedies available at law or in equity appropriate to remedy any violation of this chapter, including declaratory or injunctive relief.

C. A landlord who violates this chapter is liable to the tenant in an action brought by the tenant under subsection B, above, for: (1) any actual damages incurred by the tenant as a result of the landlord’s violation or violations of this chapter; (2) double the amount of any security deposit unlawfully charged or withheld by the landlord; and (3) reasonable attorney fees and costs incurred by the tenant in bringing such action.

D. A landlord’s failure to comply with any of the provisions of this chapter is a defense in any legal action brought by the landlord to recover possession of the dwelling unit.

SECTION 3. SEVERABILITY. If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause, or phrase of this ordinance.

SECTION 4. EFFECTIVE DATE. This ordinance shall take effect five (5) days after passing and publication of an approved summary consisting of the title.

PASSED in regular session this 20th day of September, 2023.

Marla Keethler, Mayor

Attest:

Approved as to form:

Stephanie Porter, Clerk/Treasurer

Shawn MacPherson, City Attorney

News

Politics Courts Economy Education Social Issues Health Environment
Agriculture Science

ECONOMY

Rent increases in Wisconsin cities among the steepest in the US

Data from multiple rental-listing aggregators underscore how much the price of renting a home is increasing in communities around the state in the midst of high demand.

By [STEVEN POTTER](#)

May 9, 2023



(Credit: Aditi Debnath / PBS Wisconsin)

No matter which website or database you check, it's clear that rent is on the rise.

And not only have rent prices been [climbing faster and higher](#) than average for the last couple of years, but it's happening across every type of rental housing – from 1-bedroom apartments to single-family homes – and in many communities across the country.

But this trend is worse in Wisconsin, where recent rent increases are exceedingly steep and far above national rates.

According to data sets from two rental-listing aggregator businesses, average monthly costs for 1- and 3-bedroom rentals in Wisconsin have jumped by as much as 25% since 2021.

In the United States as a whole, annual rent increases have remained under 10%, said Jonas Bordo, CEO and cofounder of rental marketplace [Dwellsy](#), which provided national-level and Wisconsin city-level data for this analysis. That's still twice a pre-covid era annual rate increase of around 4-5%.

"Housing is very expensive – it's most people's most expensive bill each month," Bordo explained. "And we've pushed the envelope on what people can afford."

There are many reasons for the increase in rent pricing, but two of the main causes are more demand and increases of expenses associated with rental unit ownership, such as materials used in cleaning, repairs and improvement, as well as the labor costs of employees who do that work.

"It's a very confusing time for renters," said Bordo, who noted that new apartments and homes for rent are often being snatched up immediately. "We're dealing with inflation, but at the same time, we've seen a massive preference shift in what people are looking for [in housing]."

Prior to 2020, he said, "we had a fairly stable market dynamic ... but what covid introduced is huge changes in how people want to live and where people want to live."

"There's been an increase in demand driven by new household formation, specifically new renter household formation," Bordo explained. "As people move out of their parents' homes or they decide not to live with their current roommate, they form new households, and that just eats up more housing for the same number of humans."

In the data collected by Dwellsy, there's been wide fluctuation in rental increases in Wisconsin. For example, the company found that from March 2021 to March 2023, the median cost of 1-bedroom apartments climbed 3% in Wausau and 13% in the metro Milwaukee and Waukesha area, while Appleton saw a 28% bump and Stevens Point a 43% spike.

While those latter figures are certainly noticeable, there was one increase Bordo found in Wisconsin that was absolutely off the charts: Over the last couple of years, median rent for a single-bedroom apartment in Oshkosh grew from \$718 to \$1400 – an increase of 95%, which is the highest jump in the country the company tracked.

Bordo said this whopping increase is certainly an outlier, but it demonstrates a shift in the apartment-rental business.

“We’re seeing a lot of new, premium apartments coming to market,” he said. “In a place like Oshkosh, where there might be 160 units available at any given time, if there’s a new apartment development that opens up and they’ve made 25, 30 or 50 units available, that can really change the price profile of the market quickly.”

Bordo also noted that with rental listings, it’s important to understand that the best cost measurement to use is the median price – which is the exact middle price of all apartments in a category – not the average rent price.

Housing data experts don’t use average rent prices because one or two extremely high rental units can lead to “substantially skewed data,” explained Bordo. “So the median is more representative of reality for most people than the average is.”

That said, another relevant factor is that rental price data is a snapshot in time based on the sample of available, listed rental units – it’s not a long view of fixed costs. For example, Dwellsy data for Wisconsin in March 2023 was 2,609 available, single-bedroom apartments statewide, but for Oshkosh during that same period and for that same rental type, there were just 39 units.

While he agrees that only a few dozen units is an acceptable apartment rent cost sample size, Donn Lord, who’s been a landlord in the Fox Valley area for three decades, said the Dwellsy data showing a median one-bedroom rent of \$1,400 per month is a bit extreme.

“I just don’t think it’s that high,” said Lord, who has been president of the [Winnebago Apartment Association](#) since 2015.

Instead of the Dwellsy data, Lord consults Rentometer, which – just as it sounds – is another rent aggregator, for cost comparisons.

According to the [Rentometer](#) data set, which spans 2020-2023, the median rent for a 1-bedroom apartment in Oshkosh jumped from \$550 to \$741, an increase of 35%. Other notable 1-bedroom apartment increases in Wisconsin from these data included Green Bay showing a 43% spike, a 29% jump in Eau Claire and a 17% bump in Milwaukee.

Additionally, a third rental-listing aggregator called Apartment List issued a report in late March that [found Madison has](#) an annual rent price increase rate of just over 14%, the highest among the nation’s 100 largest cities.

Lord said many renters may think landlords are increasing rent because they can and are laughing all the way to the bank.

“That’s just not the case,” he said.

To illustrate a property owner’s calculations, Lord gave the example that if he wants to replace the windows on a 3-bedroom rental home, that might cost upwards of \$15,000.

“Even if I raised the rent by \$100 per month to recoup that cost, it still wouldn’t be paid off in 10 years,” he said. “And, if I ask the tenant if they want new windows but I would have to raise the rent by \$100, they’re going to say no.”

Another point Lord made is that when a rental unit changes owners, the new owner has a new mortgage, which in the higher-priced, higher-interest rate seller's market of 2023, could be twice the cost of what the previous owner paid for the property 20 or 30 years ago.

"So people think the old landlord sold it and the new landlord just jacked up the rent – well, they pretty much had to in order to cover the bigger mortgage," he said.

Lord added that due to inflation-related increases in building and construction costs, investors building the big, multi-unit apartment buildings "can't build low-end stuff and come out on top, so now everything has a pool and a gym in it." He noted that there has been [considerable effort](#) to [develop properties](#) near the Fox River in Oshkosh into apartments.

Lord agreed that there is a supply problem that's creating significant hurdles for renters seeking apartments.

"This is the highest demand I've seen in 30 years," he said, and suggested the rental market needs some creative thinking to create more housing.

"We spend a fraction on fixing up old neighborhoods compared to what we give away in incentives to build new apartments," said Lord. "We've got to look a little more out of the box."

One idea Lord has is to encourage senior citizens to have roommates.

"I would say about 30-40% of homes have one occupant — a lot of older people are living alone," Lord said. Some of them could become roommates, he suggested, "and then build caretaker apartments inside these homes to make better use of what housing we already have."

Despite the rent spikes and supply shortages, Bordo said there is hope that rent prices will flatten out or even decrease as they have in some places around the country.

"We've seen near-record levels of new apartments coming online in 2022 and 2023," he said.

Bordo encouraged renters to ask for what they need: "Be prepared to negotiate. Maybe you need an extra parking spot or maybe the landlord will throw in the utilities or you can do the yard work so the landlord doesn't have to."

As for limited supply, Lord recommended renters put in more legwork and do so earlier.

"Get out there and network before you even see an ad," he said. "If there's a place you want to live, call them and ask if they have anything available or coming available before you even see that it's listed anywhere."

MORE ECONOMY



SEPT. 15, 2023

contribute now



In The News

Ted Wheeler

Portland government

Class of 2025

Climate strike

Kaiser P

Rent hikes capped at 14.6% for most Oregonians next year, the highest since limits passed



By **Meagan Cuthill** (OPB)

Sept. 13, 2022 1:26 p.m. **Updated:** Sept. 13, 2022 2:15 p.m.

In a state with one of the most challenging [housing crunches in the country](#), Oregon renters could face the highest possible maximum increase since the Legislature enacted limits on rent hikes three years ago.

Starting Jan. 1, 2023, landlords in Oregon may legally increase rents by up to 14.6%. **This year, the cap is 9.9% – marking a 4.7 percentage point jump from one year to the next.**

THANKS TO OUR SPONSOR:

[Become a Sponsor](#)

According to apartment rental company [Zumper](#), the average rent as of Tuesday for a 1-bedroom residence in Portland is \$1,500 per month. In 2023, the same unit could climb to up to \$1,719 monthly – costing its renters \$2,628 more for the year – if their landlord decides to institute the 14.6% maximum increase



STREAMING NOW
On Point



FILE: A 'Now Leasing' sign hangs off an apartment building staircase in southeast Portland, Ore., on Dec. 9, 2021.

Sara Cline / AP

THANKS TO OUR SPONSOR:

[Become a Sponsor](#)

How did the state reach this rate for 2023?

Following the passage of SB 608, a statewide rental control law in the 2019 legislative session, the Oregon Office of Economic Analysis must calculate the rental increase cap amount as 7% plus the Consumer Price Index for All Urban Consumers, West Region.



STREAMING NOW
On Point

SB 608 applies to rental residences in Oregon that are 15 years or older. It does not apply to housing that was built more recently.

Although rent increases have only been capped since 2019, the Oregon Department of Administrative Services created [a table showing how much rent would have been allowed to rise each year since 2000 if the current formula had been in place earlier](#). The maximum increase would have been around 10% each year, the agency said.

The state rental increase cap announcement Tuesday, [which Oregon is required to disclose](#) by Sept. 30 annually, comes as the nation [continues to grapple with high inflation](#).

Heightened prices at historic levels for gas, groceries and other needs have hit American wallets through the summer. Overall, the rise in housing costs has slowed slightly in the past few months after climbing during the pandemic, [though affordability remains a struggle for many](#).

If a renter faces an increase, Oregon law [requires notices](#) in writing and served to the tenant to be legally effective.

THANKS TO OUR SPONSOR:	Become a Sponsor
------------------------	----------------------------------

THANKS TO OUR SPONSOR:	Become a Sponsor
------------------------	----------------------------------

File Attachments for Item:

B. 2024 Council Priorities

1. Presentation

2. Discussion

3. Action



Department Head:	<input type="text" value="Kalk"/>
Clerk/Treasurer:	<input type="text" value="JP"/>
City Administrator:	<input type="text"/>
Mayor:	<input type="text" value="Kalk"/>

COUNCIL REPORT

Business Item **Consent Agenda**

Needs Legal Review: No, unnecessary
Meeting Date: September 20, 2023
Agenda Item: Approval of City Council priorities for the development of the 2024 Annual City Budget.
Presented By: Marla Keethler, Mayor
 Stephanie Porter, Clerk Treasurer

Action Required:
Adoption of the Council created priorities for the development of the 2024 Annual Budget.

Proposed Motion:
Motion to approve the City Council developed priorities for the 2024 budget and direct the Mayor and staff to build the budget around these priorities.

Explanation of the Issue:
The White Salmon City Council met on September 6, 2023 to prepare the priorities for the year 2024. This is one of the jobs of a City Council and the priorities are highly important to the preparation of the budget.

A copy of the priorities is attached to this report for Council information. The listed priorities were identified as the greatest need to the community.

There was extensive conversation at the Council Retreat about the importance of all 2023 priorities. The conversation included the distinction that the chosen goals do not limit the council from continuing the work of other important projects related to the 2023 goals including sustainable infrastructure, economic development, Public Transportation, Public Safety, etc., but rather should reinforce specific areas that need committed resources and dedicated focus.

Council Options:
The City Council has the following options available to it at this time:

- A. Approve the Priorities as presented.
- B. Review, discuss and make changes in the proposed priorities before adopting them.
- C. Other action desired by City Council.

Fiscal Analysis:
There is no fiscal impact to this action. The 2024 proposed city budget will be prepared around these priorities.

Recommendation of Staff/Committee:
That the City Council 2024 Budget priorities be adopted and the Mayor and staff be directed to build the budget around the adopted priorities.

2024 City of White Salmon City Council Priorities

Developed at the September 6, 2023 City Council Retreat
Direction for Budget Development
Adopted by City Council on *TBD*

2024 COUNCIL PRIORITIES:

- Implement Housing Action Plan directives to realize increased housing opportunities for residents.
- Increased focus on wildfire preparation and mitigation strategies, including year-round focused community education activities.
- Address gaps in resources and opportunities for the city's youngest residents, to include relocating the Youth Center, clear commitments to supporting expanded childcare access, as well as increased recreation and enrichment opportunities for youth.

File Attachments for Item:

A. Department Head

Bingen-White Salmon
Police Department

142 E Jewett Blvd / PO Box 2139
White Salmon, Washington 98672



Mike Hepner, Chief of Police

Telephone (509) 493-1177 Fax (509) 493-1007

DEPARTMENT HEAD REPORT

Department: Police

Meeting Date: September 20, 2023

Presented By: Chief Mike Hepner

For August 2023

Administration:

- WS Council Meeting
- Bingen Council Meeting
- Klickitat County Behavior Health meeting
- Klickitat Community Link Project (K-LINK) Meeting
A collaboration of community partners working together to better connect their services and better serve the community

Patrol Division:

The Bingen-White Salmon Police Department prides itself in reducing the incidence and fear of crime, ensuring justice, and safeguarding the rights of all, to provide for a safe and vibrant community.

The Bingen-White Salmon Police Department will accomplish this by working in partnership with the community we serve to enhance our law enforcement effectiveness.

I ask the Officers to prioritize their time by making calls for service as the top priority. Second to be visible in the community which means driving through neighborhoods and being seen by the public and lastly speed enforcement, parking issues, or whatever the community deems important to them.

- See attached documents
- As you can see by the enclosed documents, we had the same amount of calls in August 2023 as we did in August 2022. Two of us covered the majority of the hours and the calls this August.
- The weapons offences included a guy with a knife and a guy with a hammer. Both subjects are in jail.
- The increase in agency assist was because we were helping the county on calls close to the city as they were helping Officer Randall and I so we were able to get a few days off.
- We had an increase in bookings do to the weapons offences, warrants, and DV's
- As of the first of September new hire, Will Sauter,, is on his own and working nights opposite of me. He comes to us with 4 years of Corrections experience and was a Deputy in Hood River County for 3 years.
- Starting next week new hire, Garique Clifford, will come to nights and I will return to days. Officer Clifford comes to us with 20 years of law enforcement experience as a Deputy Sheriff in Skamania County.
- I'm very pleased with these two additions as they are both from the immediate area and know or are known by a large portion of the community. To get two high quality lateral hires is a great addition for the community.

**Bingen-White Salmon Police
Monthly Activity Log
August 2023**

White Salmon	Bingen	
		Abandoned/Disabled Vehicle
13	1	Agency Assist
2	2	Alarm
6		Animal Problem/Noise/Neglect
		Arson
		Assault
		Attempt to Locate
		Burglary
		Child Abuse/Neglect
10	3	Citizen Assist
1		Civil Matter
		Criminal Mischief
		Deceased
1	1	Disorderly
2	2	Domestic Violence
		Drugs
1		DUI
2		Fire
		Fireworks
		Forgery
	1	Fraud
1		Harassment
		Hazmat
		Homicide
		Information
		Intoxication
		Juvenile Problem
		Kidnapping
39	10	

White Salmon	Bingen	
1		Littering
	1	Missing Person/Runaway
		Medical Emergency
	1	Mental Health
3		Motor Vehicle Accidents
1		Motor Vehicle Theft
2		Noise Complaint
2	1	Parking Problem
		Pornography
2	1	Property Lost/Found
		Prowler
		Recovered Stolen Property
		Resisting Arrest
		Robbery
		Search Warrant
		Sex Crimes
12	5	Suspicious
1	1	Theft
	1	Threats
4		Traffic Complaint/Hazard
2	4	Traffic Offense
	1	Trespass
		Unsecure Premise
	1	Violation Court Order
1	1	Wanted Person
1	1	Weapons Offense
4	2	Welfare Check
1	2	911 Hang-up Calls
37	23	

33	Bingen
76	White Salmon
109	Total

**Bingen-White Salmon Police
Monthly Activity Log
August 2022**

White Salmon	Bingen	
1		Abandoned/Disabled Vehicle
5	1	Agency Assist
8	1	Alarm
3	2	Animal Problem/Noise/Neglect
		Arson
		Assault
		Attempt to Locate
1		Burglary
1		Child Abuse/Neglect
3	3	Citizen Assist
2		Civil Matter
1	3	Criminal Mischief
		Deceased
3	1	Disorderly
2	3	Domestic Violence
1		Drugs
		DUI
		Fire
		Fireworks
		Forgery
1		Fraud
2	1	Harassment
		Hazmat
		Homicide
		Information
1		Intoxication
		Juvenile Problem
		Kidnapping
35	15	

White Salmon	Bingen	
		Littering
		Missing Person/Runaway
1	1	Medical Emergency
1	2	Mental Health
6	1	Motor Vehicle Accidents
	1	Motor Vehicle Theft
3		Noise Complaint
4		Parking Problem
		Pornography
6	1	Property Lost/Found
1		Prowler
		Recovered Stolen Property
		Resisting Arrest
		Robbery
		Search Warrant
		Sex Crimes
5	2	Suspicious
	3	Theft
		Threats
3		Traffic Complaint/Hazard
3	2	Traffic Offense
2	1	Trespass
		Unsecure Premise
1		Violation Court Order
	1	Wanted Person
1		Weapons Offense
2	2	Welfare Check
3		911 Hang-up Calls
42	17	

32	Bingen
77	White Salmon
109	Total



DEPARTMENT REPORT FINANCE / CLERK

Meeting Date: September 20, 2023
Presented By: Stephanie Porter, Clerk Treasurer

Daily Operations / What's Happening:

- **Public Records Request** – 1 request this period
- **Daily Reconciliation**
- **Monthly reporting and taxes**
- **Send Ordinances to Municode for code update.**
- **Record Retention** – pulling and scheduling destruction of expired records. Troy will be taking additional training on this to help move the process forward.
- **Working with Anderson Perry** regularly for USDA contractor reimbursements-tracking for the Main line Phase 1 Project.
- **One-Time Leak Forgiveness Applications** - 2 received.
- **Payment Plan Applications** –0 received.
- **Low Income Utility Discount Program** Application is available on website, program is active. **Number of New Applications this period - 0.**
- **Transition from Columbia Bank to 1st Security Bank** - Ongoing.
- **Follow up on existing insurance claims.**

New Projects:

- **Petition to Annex** submitted by individual property owner-no movement at this time.
- **Public Hearing Calendar** – October expecting Annexation Ordinance, 2023 Budget Amendment No.3, and Ad Velorum Property Tax.
- **Summary of 2024 Council Goals** – before council for review 9/20/2023
- **Creation of 2023 Budget Amendment and Ordinance**
- **Creation of Ordinance and Resolution for Ad Velorum Property Taxes**
- **Review of existing contracts to identify necessary contract extensions.**

Existing Projects Progress:

- **2024 Base Budget** – Salary Projections, Benefit Projections, base budget creation, collaboration with department heads, collaboration with city administrator
- **Grant Applications** – assisting with State of WA Tourism grant application for Wayfinding submitted on September 18, 2023.
- **2024 Lodging Tax Committee** Grant Application process- scheduling annual meeting to review applications in November.
- **Annexation** of N Main Island – Working with staff to complete the Annexation Ordinance and Staff Report that will be presented to all proposed annexed properties, the council and the public.

Updates for the Community / Upcoming Events:

- **El Grito Hispanic Heritage Celebration** - September 17, 2023 4-8pm - Rheingarten Park
- **CityLab Board Meeting** - September 26, 2023 6pm