



White Salmon City Council Meeting A G E N D A

February 18, 2026 – 6:00 PM
119 NE Church Ave and Zoom Teleconference
Zoom Meeting ID: **889 9759 5354**
Call In: 1 253 215 8782 US (Tacoma)
<https://us02web.zoom.us/j/88997595354>

I. Call to Order

- A. Land Acknowledgement Statement
- B. Pledge of Allegiance

II. Roll Call

III. Additions or Corrections to the Agenda

IV. Public Comment

Any member of the public attending the meeting, either in person or via Zoom, will have an opportunity to provide general public comment. No registration is required, and each speaker will be allowed up to three minutes. Written comments may also be submitted by emailing them to erikac@whitesalmonwa.gov by Wednesday at 12:00 p.m. All submitted comments will be included in the Council packet and the official record.

V. Presentations

- A. Heritage Month Presentation

VI. Consent Agenda

- [A.](#) Approval of Anderson Perry - Agreement for Consulting Services
- [B.](#) Approval of Buck Creek Roof Replacement - Change Order No. 4
- [C.](#) Approval of Pay App No. 8 - Ajax NW - N Main Spring Street Improvement
- [D.](#) Approval of Pay App No. 5 - Slateco LLC Buck Creek Roof Replacement Project
- [E.](#) Approval of Meeting Minutes - January 7, 2026 Council Minutes - February 4, 2026 Council Minutes
- F. Approval of Vouchers

VIII. Reports and Communications

- A. Council Member/Committee Reports
- [B.](#) Department Head Reports

IX. Executive Session (if needed)

X. Adjournment

File Attachments for Item:

A. Approval of Anderson Perry - Agreement for Consulting Services



COUNCIL REPORT

Business Item

Consent Agenda

Needs Legal Review:

No

Meeting Date:

February 18, 2026

Agenda Item:

Consultant Agreement – Water Transmission Main Replacement, Phase IIB

Presented By:

Chris True, Public Works Director

Action Required:

Approval of a professional services agreement with Anderson Perry & Associates, Inc. for design and construction engineering services for the Water Transmission Main Replacement – Phase IIB project.

Motion for Business Item / Proposed Motion for Consent Agenda:

I move to approve the Consultant Agreement with Anderson Perry & Associates, Inc. for the Water Transmission Main Replacement – Phase IIB project, in an amount not to exceed \$675,000 plus reimbursable expenses, and authorize the Mayor to execute the agreement.

Background of Issue:

The City of White Salmon continues to implement phased replacement of its aging water transmission main system to improve reliability, capacity, and long-term system performance. Phase IIB is a continuation of previously completed and planned phases and focuses on replacement of a portion of the existing 14-inch transmission main extending from State Route 141 at milepost 3.8 to Loop Road up to Childs Road and to the end of Childs Road. This project is being developed in coordination with funding requirements associated with the Drinking Water State Revolving Fund (DWSRF).

Explanation of Issue:

The proposed consultant agreement provides professional engineering services for both **design engineering** and **construction engineering** associated with Phase IIB of the Water Transmission Main Replacement project.

The scope of work includes:

- Design and preparation of bidding and contract documents
- Updated topographic survey and utility coordination
- Cost estimating and bid support
- Construction engineering, inspection, and project closeout services

The agreement is structured as a time-and-materials contract with estimated costs based on anticipated scope and construction duration. Anderson Perry & Associates has provided prior engineering services for related phases and is familiar with the City’s water system and project requirements, allowing for continuity and efficiency

Council Options:

City Council has the following options available currently:

1. Accept the Staff Recommendation and approve the contract.
2. Revise the Staff Recommendation.
3. Other action as may be desired by the City Council.
4. Refer this issue back to staff for further work.
5. Take no action on this matter.

Fiscal Analysis:

The agreement includes the following estimated costs:

- **Task 1 – Design Engineering:** \$205,000
- **Task 2 – Construction Engineering:** \$470,000

Total Estimated Contract Amount: \$675,000, plus reimbursable expenses

These costs are consistent with the project budget and anticipated funding sources. Construction engineering costs are based on an assumed construction duration of approximately six months; additional services would require Council approval through amendment if necessary.

Recommendation of Staff/Committee:

Staff recommends approval of the consultant agreement with Anderson Perry & Associates, Inc. as presented.

Follow Up Action:

Upon Council approval, the Mayor will execute the agreement and Public Works will proceed with project design and coordination in preparation for bidding and construction.



PROJECT: CITY OF WHITE SALMON, WASHINGTON - WATER TRANSMISSION MAIN REPLACEMENT - PHASE IIB

PROJECT NO.: 250-36

This Agreement is made this 18th day of February 2026, by and between the **City of White Salmon, Washington**, hereinafter referred to as the Owner, and **Anderson Perry & Associates, Inc.**, hereinafter referred to as the Consultant.

The Owner intends to replace a portion of the existing 14-inch diameter water transmission main from the existing check valve on State Route 141 at Mile Post 3.8 to Loop Road, Loop Road to Childs Road, and to the dead end.

WITNESSETH:

In consideration of the mutual covenants and promises between the Owner and Consultant hereto, it is hereby agreed:

SECTION A - SCOPE OF SERVICES

The Consultant will provide the Owner with the services outlined in the attached Exhibit A, Scope of Work, dated February 9, 2026. Services not expressly defined therein are excluded.

SECTION B - COMPENSATION FOR SERVICES

1. The Owner will pay the Consultant for Task 1 "Design Engineering Services," as described in Exhibit A, Scope of Work, an estimated amount of \$205,000 on a time and materials basis plus direct reimbursable expenses
2. The Owner will pay the Consultant for Task 2 "Construction Engineering," as described in Exhibit A, Scope of Work, an estimated amount of \$470,000 on a time and materials basis plus direct reimbursable expenses.
3. The time and materials fees referred to above will be in accordance with the attached Hourly Fee Schedule (HFS), plus direct reimbursable expenses. The HFS may be adjusted by the Consultant at the beginning of each year.
4. Direct reimbursable expenses will include, but not be limited to, such direct job costs as the cost of travel, subsistence, lodging, outside consultants, tests and services of special consultants, etc. Direct reimbursable expenses will include an additional fee in accordance with the HFS to cover handling, overhead, insurance costs, etc.
5. The Owner agrees to pay the Consultant for the services provided in accordance with this Agreement on a monthly basis. The Owner agrees to pay the Consultant for time and materials work for the actual services provided. The Consultant will render to the Owner an

invoice on a monthly basis, for compensation for such services performed hereunder during such month, the same to be due and payable by the Owner to the Consultant.

6. Past due amounts owed will include a service fee charge of 12 percent annual interest beginning the 30th day after the date receiving an invoice.

SECTION C - RESPONSIBILITIES OF OWNER

1. The Owner will be responsible for all requirements and instructions it furnishes to the Consultant pursuant to this Agreement, and for the accuracy and completeness of all programs, reports, data, and other information furnished by the Owner to the Consultant pursuant to this Agreement. The Consultant may use and rely on such requirements, instructions, programs, reports, data, and information in performing or furnishing services under this Agreement.
2. The Owner will give prompt written notice to the Consultant whenever the Owner observes or otherwise becomes aware of a hazardous environmental condition or of any development that affects the scope or time of performance of the Consultant's services, or any defect or nonconformance in the Consultant's services or in the work of any contractor.
3. The Owner will arrange for safe access to and make all provisions for Consultant to enter upon public and private property as required for Consultant to perform services under this Agreement.
4. The Owner will provide, as may be required for the project:
 - a. Accounting, bond and financial advisory, and insurance counseling services;
 - b. Legal services with regard to issues pertaining to the project as the Owner requires, the Contractor raises, or the Consultant reasonably requests; and
 - c. Such auditing services as the Owner requires.
5. The Owner will obtain, with guidance from the Consultant, reviews, approvals, and permits from all governmental authorities having jurisdiction to approve the project, and such reviews, approvals, and consents from others as may be necessary for completion of the project.
6. The Owner will pay for any agency plan review fees, advertisement for bids, building or other permits, licenses, etc., as may be required by local, state, or federal authorities.
7. The Owner will advise the Consultant in a timely manner of the identity and SOW of any independent consultants employed by the Owner to perform or furnish services in regard to the project, including, but not limited to, cost estimating, project peer review, value engineering, and constructability review.
8. The Owner will inform the Consultant in writing of any specific requirements of safety or security programs applicable to the Consultant as a visitor to the site.

9. The Owner will examine all alternate solutions, studies, reports, sketches, Drawings, Specifications, proposals, and other documents presented by the Consultant (including obtaining the advice of an attorney, insurance counselor, and other consultants as the Owner deems appropriate (or the Consultant requests) with respect to such examination) and render timely decisions pertaining thereto.

SECTION D - GENERAL PROVISIONS

1. Standard of Care

- a. The standard of care for all professional and related services performed or furnished by the Consultant under this Agreement will be the care and skill ordinarily used by members of the subject profession practicing under similar circumstances at the same time and in the same locality. Unless expressly stated herein, all services will be performed according to current code and conditions, not future ones. The Consultant makes no warranties, expressed or implied, under this Agreement or otherwise, in connection with any services performed or furnished by the Consultant. The Owner and Consultant, recognizing the risks to the Consultant relative to the reward, intend and agree to limit the Consultant's scope of services to what is covered by professional liability insurance, notwithstanding anything else in this Agreement or any other agreement (including any construction contract to the contrary). The Consultant and Owner agree that this Agreement will be construed and interpreted so as to give effect to that intent regardless of specific language used.
- b. Subject to the standard of care set forth above, the Consultant and its consultants may use or rely upon design elements and information ordinarily or customarily furnished by others, including, but not limited to, specialty contractors, manufacturers, suppliers, and the publishers of technical standards.

2. Opinions of Cost

- a. The Consultant's opinions of probable construction cost, if any, are to be made on the basis of the Consultant's experience, qualifications, and general familiarity with the construction industry as a design professional, not as contractor or professional cost estimator. However, because the Consultant has no control over the cost of labor, materials, equipment, or services furnished by others; over contractors' methods of determining prices; or over competitive bidding or market conditions, the Consultant cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from opinions of probable construction cost prepared by the Consultant. If the Owner requires greater assurance as to probable construction cost, then Owner agrees to obtain an independent cost estimate.

3. Use of Documents

- a. Original documents, except those furnished to the Consultant by the Owner, are instruments of service and Consultant will retain all ownership and property interest

therein (including the copyright and the right of reuse at the discretion of the Consultant) whether or not the project is completed.

- b. The Owner may make and retain copies of documents for information and reference in connection with the use of the documents on the project. The Consultant grants the Owner a limited license to use the documents for construction and maintenance of the project, subject to receipt by the Consultant of full payment due and owing for all services relating to preparation of the documents, and subject to the following limitations: (1) Owner acknowledges that such documents are not intended or represented to be suitable for use on the project unless completed by the Consultant, or for use or reuse by the Owner or others on extensions of the project, on any other project, or for any other use on purpose, without written permission from the Consultant; (2) any such use or reuse, or any modification of the documents, without written permission from the Consultant, as appropriate for the specific purpose intended, will be at the Owner’s sole risk and without liability or legal exposure to the Consultant or to its officers, directors, members, partners, agents, employees, and subconsultants, and the Owner agrees, by using the instruments of services without the Consultant’s retention and involvement, to release the Consultant from any and all claims (regardless of theory of liability) arising therefrom; (3) to the fullest extent permitted by law, and except to the extent caused by the Consultant’s negligence, the Owner will indemnify and hold harmless the Consultant and its officers, directors, members, partners, agents, employees, and subconsultants from all claims, damages, losses, and expenses, including attorneys’ fees, arising out of or resulting from any use, reuse, or modification of the documents without written verification, completion, or adaptation by the Consultant; and (4) such limited license to the Owner will not create any rights in third parties.
- c. All documents prepared under this contract are subject to the public records laws of the state of Washington (RCW 42.56), with which the Consultant reasonably agrees to comply.

4. Insurance

- a. The Consultant will procure and maintain insurance as set forth below. The Consultant will cause the Owner to be listed as an additional insured on any applicable general liability insurance policy carried by the Consultant.

Workers’ Compensation:	Statutory
------------------------	-----------

Employer’s Liability:

- | | |
|---|-----------|
| 1) Bodily Injury, Each Accident: | \$500,000 |
| 2) Bodily Injury by Disease, Each Employee: | \$500,000 |
| 3) Bodily Injury/Disease, Aggregate: | \$500,000 |

General Liability:

- | | |
|---|-------------|
| 1) Each Occurrence (Bodily Injury and Property Damage): | \$1,000,000 |
| 2) General Aggregate: | \$1,000,000 |

Excess or Umbrella Liability:

- 1) Per Occurrence: \$10,000,000
- 2) General Aggregate: \$10,000,000

Automobile Liability:

- 1) Combined Single Limit (Bodily Injury and Property Damage): \$1,000,000

Professional Liability:

- 1) Each Claim Made: \$2,000,000
- 2) Annual Aggregate: \$5,000,000

b. The Owner will procure and maintain insurance as set forth below. The Owner will cause the Consultant and its subconsultants to be listed as additional insureds on any general liability policies carried by the Owner and/or the contractor hired by the Owner for the project, on a primary and non-contributory basis.

Workers' Compensation: Statutory

Employer's Liability:

- 1) Bodily Injury, Each Accident: \$500,000
- 2) Bodily Injury by Disease, Each Employee: \$500,000
- 3) Bodily Injury/Disease, Aggregate: \$500,000

General Liability:

- 1) General Aggregate: \$2,000,000
- 2) Each Occurrence (Bodily Injury and Property Damage): \$2,000,000

Excess Umbrella Liability:

- 1) Per Occurrence: \$5,000,000
- 2) General Aggregate: \$5,000,000

Automobile Liability:

- 1) Combined Single Limit (Bodily Injury and Property Damage): \$1,000,000

c. The Owner and Consultant will each deliver to the other certificates of insurance evidencing the coverages indicated. Such certificates will be furnished prior to commencement of the Consultant's services and at renewals thereafter during the life of the Agreement.

d. All policies of insurance will contain a provision or endorsement that the coverage afforded will not be canceled or reduced in limits by endorsement, and that renewal will not be refused, until at least ten days' prior written notice has been given to the primary

insured. Upon receipt of such notice, the receiving party will promptly forward a copy of the notice to the other party to this Agreement.

- e. At any time, the Owner may request that the Consultant or its subconsultants, at the Owner's sole expense, provide additional insurance coverage, increased limits, or revised deductibles that are more protective than those specified above. If so requested by the Owner, and if commercially available, the Consultant will obtain and will require its subconsultants to obtain such additional insurance coverage, different limits, or revised deductibles for such periods of time as requested by the Owner, and this section of the Agreement will be supplemented to incorporate these requirements.

5. Suspension and Termination

a. Suspension

- i. By Owner. The Owner may suspend the project for up to 90 days upon seven days' written notice to the Consultant.
- ii. By Consultant. The Consultant may, after giving seven days' written notice to the Owner, suspend services under this Agreement if the Owner has failed to pay the Consultant for invoiced services and expenses within 30 days after receipt of the Consultant's invoice.

b. Termination

- i. Either party may terminate this Agreement for cause for any of the following reasons:
 1. Substantial failure by the other party to perform in accordance with the terms of this Agreement and through no fault of the terminating party;
 2. Assignment of this Agreement or transfer of the project by either party to any other entity without the prior written consent of the other party;
 3. Suspension of the project of the Consultant's services by the Owner for more than 90 calendar days, consecutive or in the aggregate;
 4. Material changes in the conditions under which this Agreement was entered into, the SOW or the nature of the project, and the failure of the Owner and Consultant to reach agreement on the compensation and schedule adjustments necessitated by such changes.
- ii. Notwithstanding the foregoing, this Agreement will not terminate for cause if the party receiving such notice begins, within seven days of receipt of such notice, to correct its substantial failure to perform and proceeds diligently to cure such failure within no more than 20 days of receipt thereof, provided, however, that if and to the extent such substantial failure cannot be reasonably cured within such 20-day period, and if such party has diligently attempted to cure the same and thereafter continues diligently to cure the same, then the cure period provided for herein will extend up to, but in no case more than, 40 days after the date of receipt of the notice.

- c. Effective Date of Termination. The terminating party may set the effective date of termination at a time up to 30 days later than otherwise provided to allow the Consultant to demobilize personnel from the site, to complete tasks whose value

would otherwise be lost, to prepare notes as to the status of completed and uncompleted tasks, and to assemble project materials in orderly files.

- d. **Payment Upon Termination.** In the event of any termination, the Consultant will be entitled to invoice the Owner and to receive full payment for all services performed or furnished in accordance with this Agreement and all reimbursable expenses incurred through the effective date of termination.

6. Controlling Law

- a. Unless otherwise specified within this Agreement, this Agreement will be governed by the laws of Washington without reference to any choice of law principles.

7. Successors, Assigns, and Beneficiaries

- a. The Owner and Consultant are hereby bound and the successors, executors, administrators, and legal representatives of the Owner and Consultant (and to the extent permitted in the subsequent paragraph the assigns of the Owner and Consultant) are hereby bound to the other party to this Agreement and to the successors, executors, administrators, and legal representatives (and said assigns) of such other party, in respect of all covenants, agreements, and obligations of this Agreement.
- b. Neither the Owner nor the Consultant may assign, sublet, or transfer any rights under, rights arising under, or interest (including, but without limitation, money that is due or may become due) in this Agreement without the written consent of the other party, except to the extent that any assignment, subletting, or transfer is mandated by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement. There are no third-party beneficiaries of this Agreement between the Owner and the Consultant, and no third party will be entitled to rely upon any work performed or reports prepared by the Consultant hereunder.
- c. Unless expressly provided otherwise in this Agreement, nothing in this Agreement will be construed to create, impose, or give rise to any duty owed by the Owner or the Consultant to any contractor, other third-party individual or entity, or to any surety for or employee of any of them. In addition, all duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit of the Owner and Consultant and not for the benefit of any other party.

8. Dispute Resolution

- a. The Owner and Consultant agree to negotiate all disputes between them in good faith for a period of 30 days from the date of notice prior to invoking the procedures of the subsequent paragraph.
- b. Any claim, dispute, or other matter in question arising out of or related to this Agreement will be subject to mediation as a condition precedent to binding dispute resolution through arbitration. Notwithstanding the foregoing, the Consultant may

proceed with applicable law to preserve any lien rights. However, before the Owner may commence litigation against the Consultant based on professional negligence or failure to perform in accordance with this Agreement, the Owner will furnish the Consultant with a report written by, and bearing the professional seal of, a design professional (or professionals) licensed to practice in the state of the project and who has recent experience with projects similar to the project. The report must describe in detail each respect in which the Consultant, in the opinion of the author, performed negligently or breached this Agreement. Only those items described in the report may be the subject of any claim by the Owner against the Consultant. The report must be furnished to the Consultant at least 30 days before the mediation called for in this Agreement is convened, and its author must, if requested by the Consultant, meet with the Consultant during the mediation to discuss the report. If, in any litigation, the Owner asserts any claim against the Consultant without having complied with this provision, the litigation will, upon motion of the Consultant, be dismissed.

9. Indemnification, Limit of Liability, Waivers

- a. To the fullest extent permitted by law, the Owner and Consultant will indemnify and hold the other harmless, and their officers, directors, and employees, from damages to the extent that such damages are caused by the indemnifying party's negligent act or omission. In the event damages are caused by the joint or concurrent negligence of the Owner and Consultant, they will be borne by each party in proportion to its negligence. Notwithstanding anything else herein to the contrary, the Consultant will have no upfront duty to defend the Owner.
- b. The Owner agrees to limit the aggregate amount of any damages and/or costs (including attorney fees and expert witness fees) that it may recover against the Consultant (together with its owners, principals, employees, and subconsultants) on any claims, complaints, or causes of action arising under or related to this Agreement and/or the project to the lesser of the following: (1) the amount of compensation actually paid to the Consultant for services performed pursuant to this Agreement; or (2) the amount of proceeds available, at the time the damages and/or costs are paid, under the Consultant's insurance policy or policies applicable to the claim being made by the Owner. The types of claims to which this limitation applies include, but are not limited to, claims based on negligence, professional negligence, professional errors or omissions, professional malpractice, indemnity, contribution, breach of contract, breach of expressed or implied warranty, and strict liability.
- c. Notwithstanding anything else to the contrary in this Agreement, the Owner releases the individuals associated with the Consultant (directors, owners, and employees of the Consultant or its subconsultants) ("Consultant Personnel") from any and all claims (including any future claims that have not yet come into existence) against Consultant Personnel as individuals related to their provision of professional services. The Owner acknowledges and agrees that, for any claim involving professional services provided by any Consultant Personnel, the Owner may look only to the Consultant as an entity to recover any damages. The types of claims to which this limitation applies include, but are not limited to, claims based on negligence, professional errors or omissions, professional malpractice, indemnity, contribution, breach of contract, breach of expressed or implied warranty, and strict liability. The Owner acknowledges that the

pricing of the Consultant's services within this Agreement is predicated upon this clause and that any contract without this clause would require additional negotiation and compensation.

- d. To the fullest extent permitted by laws, a party's total liability to the other party and anyone claiming by, through, or under the other party for any cost, loss, or damages caused in part by the negligence of the party and in part by the negligence of the other party or any other negligent entity or individual, will not exceed the percentage share that the party's negligence bears to the total negligence of the Owner, Consultant, and all other negligent entities and individuals, whether immune from suit or not.
- e. To the fullest extent permitted by laws and regulations, the Owner and Consultant waive against each other, and the other's employees, officers, directors, members, agents, insurers, partners, and consultants, any and all claims for or entitlement to special, incidental, indirect, or consequential damages arising out of, resulting from, or in any way related to this Agreement or the project, from any cause or causes.

10. Records Retention

- a. The Consultant will maintain on file in legible form, for a period of ten years following completion or termination of its services, all documents, records (including cost records), and design calculations related to the Consultant's services or pertinent to the Consultant's performance under this Agreement. Upon the Owner's request, the Consultant will provide a copy of any such item to the Owner at cost.

11. Miscellaneous Provisions

- a. This Agreement represents the entire and integrated agreement between the Owner and the Consultant for this project and supersedes all prior negotiation, representations, or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both the Owner and the Consultant.
- b. Approval of this Agreement by the Owner and the Consultant will serve as written authorization for the Consultant to proceed with the services called for in the Agreement.
- c. In the event any provisions of this Agreement will be held to be invalid and unenforceable, the remaining provisions will be valid and binding upon the Owner and Consultant. One or more waivers by either party of any provisions, term, condition, or covenant will not be construed by the other party as a waiver of a subsequent breach of the same by the other party.
- d. Neither party will hold the other responsible for damages or delay in performance caused by acts of God, strikes, lockouts, accidents, or other events beyond the control of the other or the other's employees and agents.
- e. In the event of any dispute, claim, or legal action arising out of or relating to this Agreement, including without limitation any action to enforce or interpret this Agreement, the prevailing party will be entitled to recover from the non-prevailing party

all reasonable attorneys' fees, expert witness fees, court costs, and other expenses incurred in connection with such dispute, claim, or action, whether incurred before suit, at trial, on appeal, or in any bankruptcy or alternative dispute resolution proceeding.

- f. The Consultant will comply with all applicable provisions of the Regulations of the U.S. Department of Commerce (Part 8 of Subtitle 15 of the Code of Federal Regulations) issued pursuant to the Civil Rights Act of 1964, in regard to nondiscrimination in employment because of race, religion, color, sex, or national origin. The Consultant will comply with Executive Order 11246 (41 CFR 60-1.4), Section 503 of the Rehabilitation Act of 1973 (41 CFR 60-741.5(a)), Section 402 of the Vietnam Era Veterans Readjustment Act of 1974 (41 CFR 60-250.5(a)), the Jobs for Veterans Act of 2003 (41 CFR 60-300.5(a)), and the organizing and collective bargaining Clauses of Executive Order 13496 (29 CFR 471). The Consultant will comply with applicable federal, state, and local laws, rules, and regulations concerning Equal Employment Opportunity.
- g. The Consultant will have no responsibility for the discovery, presence, handling, removal or disposal of, or exposure of persons to hazardous materials or toxic substances in any form at the project site. If hazardous materials are present, the Owner will be responsible to remove them from the project site in a manner that will not adversely affect the health of any person and will comply with any applicable governmental laws and regulations. The presence or discovery of any hazardous or toxic substance on the site will be cause for extension of the schedule of the Consultant's services and equitable adjustment of fees for the Consultant as mutually agreed by the Owner and Consultant.

This Agreement is executed the day and year written at the beginning of this Agreement.

<p>Owner:</p> <p>City of White Salmon, Washington</p> <p>By _____</p> <p>Type Name _____</p> <p>Title _____</p>	<p>Consultant:</p> <p>Anderson Perry & Associates, Inc.</p> <p>By _____</p> <p>Type Name <u>Adam Schmidtgall, P.E.</u></p> <p>Title <u>Vice President</u></p>
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EXHIBIT A
SCOPE OF WORK
CITY OF WHITE SALMON, WASHINGTON - WATER TRANSMISSION MAIN
REPLACEMENT - PHASE IIB
FEBRUARY 9, 2026

PROJECT UNDERSTANDING

This Scope of Work (SOW) outlines the project understanding and the tasks that will be performed by Anderson Perry & Associates, Inc. (Consultant) for the Water Transmission Main Replacement - Phase IIB project for the City of White Salmon, Washington (Owner). The Owner intends to replace a portion of the existing 14-inch diameter water transmission main from the existing check valve on State Route 141 at milepost 3.8 to Loop Road, Loop Road to Childs Road, and to the dead end. The project components include approximately 4,100 linear feet (LF) of 20-inch diameter water main; 1,280 LF of 12-inch diameter water main; 230 LF of 4-, 6-, and 8-inch diameter water main; 1,600 LF of 1- and 2-inch diameter water main; valves, fire hydrants, and other water system appurtenances; surface restoration; and other miscellaneous work.

Upon approval by the Owner for the Consultant to proceed, the Consultant will provide services for the project tasks included herein.

Project Management and Coordination

The Consultant will provide project management and coordination of all tasks included in this SOW as described below.

1. Prepare for and hold a pre-project coordination meeting with the Owner to review the project and discuss critical project issues, objectives, needs, schedule, etc.
2. Prepare an initial project schedule and updates as needed.
3. Provide monthly invoices and progress reports.
4. Provide quality assurance and quality control review of all documents.

TASK 1 - DESIGN ENGINEERING

1. Prepare preliminary design documents consisting of final design criteria, preliminary Drawings, outline specifications, and written descriptions of the project.
2. Complete an updated topographic design survey of the work area. The updated topographic design survey will include existing utilities (located by others), fire hydrants, water meters, valves, manholes, etc. The Consultant will research and identify existing utilities in the project area that may be affected. The Consultant will contact the utility companies, request verification of location data, and update utility information in the survey base map if necessary. The Consultant will work with the Owner and utility providers to coordinate any required franchise utility installation or relocations in advance of the project and will document all utility coordination efforts. Utility coordination efforts will be supplemented with previously collected ground-penetrating radar data throughout the project area.

3. Provide necessary mapping from design survey for the Consultant’s design purposes.
4. Visit the site as needed to prepare the design documents.
5. Update the existing Phase II 90 percent draft Advertisement for Bids, Instructions to Bidders, and Bidder’s Packet (hereinafter referred to as Bidding Documents) and a draft Agreement, Contract Forms, Conditions of the Contract, Technical Specifications, and Drawings (hereinafter referred to as Contract Documents) to reflect the Phase IIB portion of the proposed improvements.
6. Make adjustments as needed to the draft opinion of probable construction cost based on the 90 percent Documents.
7. Attend design review meetings with the Owner of the 90 percent complete stage.
8. Make adjustments as needed to the existing opinion of probable construction cost and probable total project cost based on the final Bidding and Contract Documents.
9. Prepare and furnish the necessary number of copies of the final Bidding and Contract Documents for use by the Owner, its legal counsel and other advisors as appropriate, and appropriate agencies.
10. Prepare and submit the project letter, construction documents, and Construction Completion Report to the Washington State Department of Health as listed in the Drinking Water State Revolving Fund agreement SOW.

Deliverables

- Kickoff meeting minutes
- Topographic base map, including a digital terrain model of the project site
- 90 percent draft and final design Drawings
- Bidding and Contract Documents delivered at the 90 percent and final design stages
- Opinion of probable construction cost

Assumptions

- A geotechnical investigation will not be required.
- Utility relocations or storm sewer drainage piping improvements are not anticipated to be included in the project design.
- The Consultant will prepare Bidding and Contract Documents for the project in accordance with the Engineers Joint Contract Documents Committee - 2018 standard documents.
- The Owner will pay all required plan review and permit fees.
- Unrestricted access to the project area is available to complete the work.
- The Owner will secure the necessary land easements, rights-of-way, and construction permits. The Consultant can assist the Owner with these tasks, if requested, as outlined under “Additional Services.”

The Design Engineering services will be considered complete when the final Bidding and Contract Documents are approved by the Owner and other authorities having jurisdiction.

TASK 2 - CONSTRUCTION ENGINEERING

After acceptance of the Bidding and Contract Documents by the Owner and appropriate agencies and upon authorization by the Owner to proceed, the Consultant will perform the following tasks:

1. Assist the Owner in advertising and obtaining bids for the work and maintain a record of prospective bidders to whom Bidding and Contract Documents have been issued. The Consultant will attend a pre-bid conference, if held, and answer questions from prospective bidders and suppliers.
2. Prepare and issue addenda as appropriate to clarify, correct, or change the Bidding Documents and/or Contract Documents.
3. Consult with the Owner as to the acceptability of the subcontractors, vendors, suppliers, and other persons and entities proposed by contractors for the portions of the work where acceptability is required by the Bidding and Contract Documents.
4. Attend the bid opening, prepare a bid tabulation, assist the Owner in evaluating bids, and assist in assembling and awarding the contract for the work.
5. After award of the construction contract by the Owner, meet with the Contractor and Owner in a pre-construction conference to discuss project schedules, procedures, etc.
6. Review and take other appropriate action with respect to Shop Drawings, samples, and other data the Contractor is required to submit. Such action is only to determine conformance with the information given in the Contract Documents and compatibility with the design concept of the completed project as a functioning whole as indicated in the Contract Documents. Such review or other action will not extend to means, methods, techniques, sequences, procedures of construction, or safety precautions and programs incident thereto.
7. Provide construction surveys and staking, if any as noted in the Contract Documents, to enable the Contractor to perform its work.
8. Receive and review schedules, guarantees, bonds, certificates, other evidence of insurance required by the Contract Documents, certificates of inspection, tests and approvals, and other data to be assembled by the Contractor in accordance with the Bidding and Contract Documents.
9. Provide general engineering observation of the work of the Contractor as construction progresses. The Consultant will provide full-time or part-time on-site observation as appropriate and as approved by the Owner. These observations are not intended to be exhaustive or to extend to every aspect of the work or to involve detailed inspections of the work. The Consultant will keep the Owner informed as to any known deviations from the general intent of the Contract Documents or agreements made at the pre-construction conference. Copies of regular Project Observation Reports will be available for the Owner to review upon request. The Consultant's undertaking hereunder will not relieve the Contractor of the obligation to perform the work in conformity with the Contract Documents and in a workmanlike manner.

The Consultant will not, as a result of such observations of the Contractor's work in progress, supervise, direct, or have control over the Contractor's work, nor will the Consultant have authority over or responsibility for the means, methods, techniques, sequences, or procedures of

construction selected by the Contractor, for safety precautions and programs incident to the work of the Contractor, or for any failure of the Contractor to comply with laws, rules, regulations, ordinances, codes, or orders applicable to the Contractor’s furnishing and performing the work. Accordingly, the Consultant neither guarantees the performance of any Contractor nor assumes responsibility for any Contractor’s failure to furnish and perform their work in accordance with the Contract Documents.

10. Consultant will not be responsible for any decision made regarding the Contract Documents, or any application, interpretation, clarification, or modification of the Contract Documents, other than those made by Consultant or its consultants.
11. Consultant’s services do not include providing legal advice or representation.
12. Bidding and Contract Documents prepared by the Consultant may include standard provisions for insurance coverages to be provided to the Owner by the Contractor. Since the Consultant is not qualified to advise on insurance matters, the Owner agrees to review those provisions prior to the bidding process with its insurance advisor and to notify the Consultant of changes to be made, if any, to these provisions.
13. Keep the Owner informed concerning progress of the work and attend meetings held by the Owner, outside agencies, and the Contractor as they relate to the project. All of the Owner’s instructions to the Contractor, if any, will be issued through the Consultant.
14. Issue necessary clarifications and interpretations of the Contract Documents as appropriate for the orderly completion of the work. Such clarifications and interpretations will be consistent with the intent of and reasonably inferable from the Contract Documents. The Consultant may issue Field Orders authorizing minor variations from the requirements of the Contract Documents.
15. Recommend and prepare Change Orders and Work Change Directives for the Owner’s approval necessary for the proper completion of the work by the Contractor.
16. Review the Contractor’s requests for progress payments and, based on on-site observations by the Consultant and Owner, recommend the amounts the Contractor should be paid. Such recommendations of payment will constitute the Consultant’s representation to the Owner, based on such observations and review, that, to the best of the Consultant’s knowledge, information, and belief, the work has progressed to the point indicated. In the case of unit price work, the Consultant’s recommendations of payment will include determinations of quantities and classifications of such work (subject to any subsequent adjustments allowed by the Contract Documents).
17. By recommending payment, the Consultant will not thereby be deemed to have represented that observations made by the Consultant to check the quality or quantity of the Contractor’s work as it is performed and furnished to have been exhaustive, extended to every aspect of the Contractor’s work in progress, or involved detailed inspections of the work beyond the responsibilities specifically assigned to the Consultant in this SOW. Neither the Consultant’s review of the Contractor’s work for the purpose of recommending payments nor the Consultant’s recommendation of any payment including final payment will impose on the Consultant responsibility to supervise, direct, or control the work, or for the means, methods, techniques, sequences, or procedures of construction or safety precautions or programs incident thereto, or the Contractor’s compliance with laws and regulations applicable to the Contractor’s furnishing and performing the work. It will also not impose responsibility on the Consultant to make any examination to ascertain how or for what purposes the Contractor has used the money paid to the

Contractor by the Owner; to determine that title to any portion of the work, including materials or equipment, has passed to the Owner free and clear of any liens, claims, security interests, or encumbrances; or that there may not be other matters at issue between the Owner and the Contractor that might affect the amount that should be paid.

18. Prepare and furnish to the Owner one set of reproducible project Record Drawings showing appropriate record information based on project documentation received from the Contractor, the Consultant’s site observations, and the Owner’s observations. These Drawings may contain some discrepancies and omissions and will not necessarily represent “exact” field conditions.
19. Following notice from the Contractor that the entire work is ready for its intended use, conduct, along with the Owner, appropriate outside agencies, and the Contractor, a visit to the project site to determine if the work is substantially complete. If, after considering any objections from the Owner, the Consultant considers the work substantially complete, the Consultant will deliver a Certificate of Substantial Completion to the Owner and the Contractor.
20. In company with the Owner’s representatives and appropriate outside agencies, conduct a final visit to the project site to determine if the completed work of the Contractor is acceptable so the Consultant may recommend, in writing, final payment to the Contractor.
21. Prepare and furnish one set of reproducible Operation and Maintenance (O&M) Manuals for the project. The Consultant may require the Contractor to supply, as a construction specification provision, supplemental information to be used in conjunction with the manual such as operation and maintenance information on specific equipment, manufacturers’ catalogs, parts lists, etc.

Deliverables

- Executed Contract Documents
- Record Drawings
- O&M Manual
- Project closeout documentation

Assumptions

- The Owner will be responsible for retaining the services of a qualified licensed construction contractor to complete the work.
- The Owner will attend the pre-bid conference, bid opening, pre-construction conferences, construction progress, warranty walkthrough, and other project-related meetings and will take timely and appropriate action with respect to Change Orders, Applications for Payment, the Certificate of Substantial Completion, and the Notice of Acceptability of Work.
- Unrestricted access to the project area is available to complete the work.
- The estimated fee for "Construction Engineering" in the Agreement is included for budgeting purposes only and is based on an assumed construction time of approximately six months.
- The Owner can require either a reduced or increased level of construction review or general engineering review at any time in coordination with the Consultant. In the event an increased level is required, an agreement will be reached between the Consultant and Owner as to

whether additional amounts in excess of the fee estimate provided in this section will be required.

- Should the construction period be increased beyond the time frame mentioned above for any cause, or should the Contractor's performance require an extraordinary amount of review and coordination, etc., the Consultant will be entitled to additional compensation. An increase in construction time may be due to construction time extensions granted by the Owner, failure of the Contractor to complete the work within the allowable construction time, poor quality performance of the Contractor, unusual weather, etc. It is agreed that the Consultant has no control over the actual time required to complete the work, the Contractor's schedule, the quality of the Contractor's performance, unusual weather conditions, etc. All of these conditions could increase the amount of "Construction Engineering" required to properly complete the work. It is agreed that the Owner and the Consultant will negotiate a reasonable compensation for these additional services should additional "Construction Engineering" be required.

The Construction Engineering services will be considered complete when the project is accepted by the Owner and when Record Drawings have been provided to the Owner.

ADDITIONAL SERVICES

In addition to the foregoing being performed, the following services may be provided by the Consultant when requested by the Owner in writing. If additional services are requested, the scope and fees will be added by amendment to this SOW or under a separate Agreement.

1. If requested by the Owner, the Consultant may assist the Owner with obtaining any additional permits, applications, outside utility services, etc., as necessary for the work. The Owner will pay all fees associated with any permits and applications, if such fees are required. The Consultant will not be responsible for such fees.
2. Assist the Owner with property surveys, property plats, legal descriptions, and other items necessary for negotiating for land rights and easements. Such work may include appearances before courts and boards on these matters.
3. Redesign work when requested to do so by the Owner. Such work will include changes in the design that are beyond the control of the Consultant and/or changes in the Bidding and Contract Documents after such Contract Documents have been accepted by the Owner.
4. Perform special tests, specialized studies, or tests other than previously outlined herein that may be required on the project.
5. Provide additional administrative services as needed in administering the project, project grants, and other financial assistance programs with outside agencies. Such services may include preparation of requests for funds, reports, coordinating meetings, evaluating audit data, and other support as appropriate to help facilitate the overall project development in accordance with local, state, and federal requirements.
6. Provide additional or extended services during construction made necessary by (1) emergencies or acts of God endangering the work, (2) a significant amount of defective, neglected, or delayed work by the Contractor, (3) acceleration of the progress schedule involving services beyond normal working hours, (4) longer construction time than anticipated, or (5) default by the Contractor.
7. Perform additional soil tests and borings as required to evaluate subsurface soil conditions.

8. Provide post-construction engineering services as required. These services could include, but are not limited to, the following:
- Providing assistance to the Owner in connection with the refining and adjusting of any project equipment or system; in training the Owner’s staff to operate and maintain the project, equipment, and system; and in developing systems and procedures for control of the O&M of and recordkeeping for the project.
 - Together with the Owner, visiting the project to observe any apparent defects in the completed work, assisting the Owner in consultations and discussions with the Contractor concerning correction of such defects, and making recommendations as to replacement or correction of defective work.
 - In company with the Owner, performing a warranty site visit for the project in the eleventh month following Substantial Completion to ascertain whether items of construction are subject to correction

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2026 HOURLY FEE SCHEDULE

Effective January 1, 2026

PROFESSIONAL TECHNICAL STAFF

TECHNICIANS

Technician I.....	\$ 80.00
Technician II	\$ 90.00
Technician III.....	\$ 95.00
Technician IV	\$100.00
Technician V.....	\$105.00
Technician VI.....	\$110.00
Technician VII.....	\$115.00
Technician VIII.....	\$120.00
Senior Technician I	\$125.00
Senior Technician II.....	\$130.00
Senior Technician III.....	\$135.00
Senior Technician IV	\$140.00
Senior Technician V	\$145.00
Senior Technician VI	\$150.00
Senior Technician VII	\$155.00
Senior Technician VIII.....	\$160.00
Senior Technician IX.....	\$165.00
Senior Technician X	\$170.00
Senior Technician XI.....	\$175.00
Senior Technician XII.....	\$180.00
Senior Technician XIII.....	\$190.00
Senior Technician XIV	\$200.00
Senior Technician XV	\$210.00
Senior Technician XVI	\$220.00

ENGINEERING

Engineering Technician I	\$120.00
Engineering Technician II	\$125.00
Engineering Technician III	\$130.00
Engineering Technician IV	\$135.00
Engineering Technician V	\$140.00
Engineering Technician VI.....	\$145.00
Engineering Technician VII.....	\$155.00
Project Engineer I	\$150.00
Project Engineer II	\$155.00
Project Engineer III	\$160.00
Project Engineer IV.....	\$165.00
Project Engineer V.....	\$175.00
Project Engineer VI.....	\$180.00
Project Engineer VII.....	\$185.00
Project Engineer VIII.....	\$195.00
Senior Engineer I	\$200.00
Senior Engineer II	\$205.00
Senior Engineer III	\$210.00
Senior Engineer IV	\$215.00
Senior Engineer V.....	\$220.00
Senior Engineer VI.....	\$225.00
Senior Engineer VII.....	\$230.00
Senior Engineer VIII	\$235.00
Senior Engineer IX.....	\$245.00
Senior Engineer X.....	\$250.00
Senior Engineer XI.....	\$255.00
Senior Engineer XII	\$260.00

PROJECT REPRESENTATIVES

Project Representative I	\$110.00
Project Representative II	\$115.00
Project Representative III	\$120.00
Project Representative IV	\$125.00

SURVEYORS

Survey Technician I	\$ 85.00
Survey Technician II	\$ 95.00
Survey Technician III	\$105.00
Survey Technician IV	\$115.00
Survey Crew Chief I	\$125.00
Survey Crew Chief II	\$130.00
Survey Crew Chief III	\$140.00
Survey Crew Chief IV	\$150.00
Professional Land Surveyor I	\$160.00
Professional Land Surveyor II	\$180.00
Professional Land Surveyor III	\$190.00
Professional Land Surveyor IV	\$195.00
Professional Land Surveyor V	\$210.00
Professional Land Surveyor VI	\$215.00

EQUIPMENT AND OTHER

GPS Total Station	\$ 50.00	Resource Grade GPS	\$ 30.00	GIS RTK GPS/GNSS Unit	\$ 40.00
Robotic Survey Station.....	\$ 40.00	Electrofischer.....	\$ 35.00	Procure Project Management	
Total Station	\$ 35.00	Unmanned Aircraft System		Software (\$/Month/\$1M	
Scanning Total Station	\$ 50.00	(UAS/Drone)	\$ 60.00	Construction Project Cost).....	\$110.00
ATV (4-hour minimum)	\$ 40.00				

OUT OF TOWN WORK

Mileage will be charged at the applicable IRS rate for standard highway vehicles. Mileage will be charged at \$0.85 per mile for vans and pickup trucks. Subsistence will be charged either per diem or actual cost, per contract. Lodging will be billed at actual cost.

OTHER

Other miscellaneous, direct, and outside expenses, including special Consultants, will be charged at actual cost plus 10%.

Expert Witness will be charged at two times the standard hourly rate.

All accounts unpaid 30 days after date of invoice may be charged a service fee of 1.0% per month.

This Hourly Fee Schedule is revised annually on or around January 1.

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File Attachments for Item:

B. Approval of Buck Creek Roof Replacement - Change Order No. 4



COUNCIL REPORT

Business Item

Consent Agenda

Needs Legal Review:

No

Meeting Date:

February 18, 2026

Agenda Item:

Change Order No. 4 – Slateco, LLC
Buck Creek Roof Replacement Project
Chris True, Public Works Director

Presented By:

Action Required:

Approval of Change Order No. 4 – Slateco, LLC Buck Creek Roof Replacement Project, not to exceed \$3,658.40.

Motion for Business Item / Proposed Motion for Consent Agenda:

Motion to approve Change Order No. 4 – Slateco, LLC Buck Creek Roof Replacement Project, not to exceed \$3,658.40.

Background of Issue:

The City of White Salmon is currently completing roof improvements at the Buck Creek Water Treatment Plant as part of a capital improvement project intended to protect critical water treatment infrastructure and extend the useful life of the facility. The project includes removal of the existing roofing systems and installation of new metal roofing on multiple plant structures.

During construction activities associated with replacement of the control room roof, previously concealed conditions were encountered that required additional evaluation and corrective work beyond the original project scope.

Explanation of Issue:

This change order is to address the following item:

During removal of the existing composite asphalt roofing and plywood underlayment to install the new metal roof over the Buck Creek Water Treatment Plant control room, evidence of condensation buildup was identified within the control room attic space. To address this condition and protect the facility, additional work was required to install plywood underlayment and a vapor barrier to separate the control room attic space from the adjacent sand filter basin areas.

To complete this work, the newly installed metal roofing was temporarily removed to facilitate installation of new sheathing and a vapor barrier, after which the metal roofing was reinstalled. The cost for this additional work is based on an agreed upon lump-sum price of **\$3,400.00**, plus sales tax. The added cost includes all materials, labor, and equipment required to complete the work. Two (2) additional contract days are added to the project schedule.

Council Options:

City Council has the following options available currently:

1. Accept the Staff Recommendation and approve the change order.
2. Revise the Staff Recommendation.
3. Other action as may be desired by the City Council.
4. Refer this issue back to staff for further work.
5. Take no action on this matter.

Fiscal Analysis:

This project is funded with a loan and grant from the Public Works Board. Sufficient contingency remains within the approved project budget to cover this change order.

Recommendation of Staff/Committee:

Staff recommends approval of Change Order No. 4 – Slateco, LLC Buck Creek Roof Replacement Project.

CHANGE ORDER

Change Order No.: 4

Date of Issuance: February 4, 2026
Owner: City of White Salmon, Washington
Contractor: Slateco, LLC
Engineer: Anderson Perry & Associates, Inc.
Project: Buck Creek Water Treatment Plant Roof Improvements

The Contract is modified as follows upon execution of this Change Order:

Table with 3 columns: Description of Changes, DECREASE in Contract Price, INCREASE in Contract Price. Includes rows for Control Room Plywood and Vapor Barrier - LS, Subtotal, Total, Increase Less Decrease, Sales Tax, and Net Change in Contract Price.

JUSTIFICATION:

4-1 After removing the existing composite asphalt roofing and plywood underlayment to install the new metal roof over the Buck Creek Water Treatment Plant control room, evidence of condensation buildup was identified in the control room attic space. Plywood sheeting and vapor barriers were added to separate the control room attic space from the sand filter basin areas. The replacement metal roofing was removed and reinstalled to facilitate the Work. The cost for this additional work is based on an agreed-upon lump sum price of \$3,400.00, plus sales tax. This added cost includes the installation of plywood underlayment and vapor barrier, as well as all labor and equipment required to complete the additional work. Two (2) additional days are added to the contract to complete this work.

Summary table showing contract price and completion dates. Rows include: The amount of the Contract will be increased for this Change Order by the sum of \$3,658.40; Total Contract Price prior to this Change Order: \$834,450.83; The Contract Price incorporating this Change Order: \$838,109.23; Contract Times prior to this Change Order: Date of Substantial Completion: 2/6/2026, Date Ready for Final Payment: 3/23/2026; The Contract period provided for Substantial Completion will be increased 2 days; Revised Date of Substantial Completion: 2/10/2026; Revised Date Ready for Final Payment: 3/25/2026.

RECOMMENDED:

By: **Jay Peninger** Digitally signed by Jay Peninger
Date: 2026.02.05
07:49:14-08'00'
Engineer (if required)

Name: Jay Peninger

Title: Project Manager

Date: 2/5/2026

ACCEPTED:

By: _____
Owner (Authorized Signature)

Name: _____

Title: _____

Date: _____

ACCEPTED:

By: **Ryan Massie** Digitally signed by Ryan Massie
DN: C=US, E=ryan@stateco.net, CN=Ryan Massie
Reason: I am approving this document
Contact info: ryan@stateco.net
Date: 2026.02.05 08:09:46-08'00'
Contractor (Authorized Signature)

Name: Ryan Massie

Title: Project Manager

Date: 2/5/2025

File Attachments for Item:

C. Approval of Pay App No. 8 - Ajax NW - N Main Spring Street Improvement



COUNCIL REPORT

Business Item

Consent Agenda

Needs Legal Review:

No

Meeting Date:

February 18, 2026

Agenda Item:

Pay App No. 8 - Ajax NW- N Main/ Spring Street Improvements

Presented By:

Chris True, Public Works Director

Action Required:

Approval of Pay App No.8 Ajax NW- N Main/ Spring Street Improvements not to exceed \$107,695.65.

Motion for Business Item / Proposed Motion for Consent Agenda:

Motion to approve Pay App No.8 Ajax NW- N Main/ Spring Street Improvements not to exceed \$104,695.65.

Background of Issue:

This payment will include work through Feb 15, 2026. The work completed in this payment period includes connections of the new 12-inch distribution main in Spring Street to the existing water system, service connections, and progression of the new booster pump station improvements.

Council Options:

City Council has the following options available at this time:

1. Accept the Staff Recommendation.
2. Revise the Staff Recommendation.
3. Other action as desired by council.

Fiscal Analysis:

Funded through PWB.

Policy & Plan Implications:

WSP and CFIP

Recommendation of Staff/Committee:

Staff Recommends approval Pay App No.8 Ajax NW- N Main/ Spring Street Improvements not to exceed \$104,695.65.

C.

APPLICATION FOR PAYMENT NO. 8
CITY OF WHITE SALMON, WASHINGTON
NORTH MAIN-SPRING STREET WATER IMPROVEMENTS

TO White Salmon, Washington (OWNER)

FROM Ajax Northwest, LLC (CONTRACTOR)

For Work accomplished through the date of: February 15, 2026

1.	Original Contract Price	\$	2,134,634.44
2.	Net Change by Change Orders and Written Amendments (+/-)	\$	122,480.70
3.	Current Contract Price (1 plus 2)	\$	2,257,115.14
4.	Total Work Completed and Materials On Hand to Date*	\$	1,277,480.80
5.	Retainage: 5%	\$	(63,874.05)
6.	Sales Tax: Sales Tax (7.6%)	\$	83,298.26
6.	Sales Tax: Sales Tax (7.7%)	\$	13,971.73
7.	Liquidated Damages	(\$	-)
8.	Less Previous Application for Payments	\$	1,206,181.09
9.	DUE THIS APPLICATION (4 minus 5, plus 6, minus 7 and 8)	\$	104,695.65

* Line 4 may not match Line 3 on final Application for Payment due to bid versus constructed quantity differences on unit price work.

Accompanying Documentation:

Contractor's Certification:

The undersigned Contractor certifies that (1) all previous progress payments received from Owner, if any, on account of Work done under the Contract referred to above have been applied on account to discharge Contractor's legitimate obligations incurred in connection with Work covered by prior Application; (2) title of all Work, materials, and equipment incorporated in said Work or otherwise listed in, or covered by this Application for Payment will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a Bond acceptable to Owner indemnifying Owner against any such Lien, security interest, or encumbrance); (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and not defective; and (4) Record Drawings and required job photos are up-to-date, accurate, and complete for Work performed.

Dated 2/10/26

Ajax Northwest, LLC
CONTRACTOR
By: Catherine Loke
Digitally signed by Catherine Loke
DN: C=US, E=catherine@ajaxnw.com,
CN=Catherine Loke

Payment of the above AMOUNT DUE THIS APPLICATION is recommended

Dated 2/11/2026

Anderson Perry & Associates, Inc.
ENGINEER
By: Jay Peninger
Digitally signed by Jay Peninger
Date: 2026.02.11 07:18:24-08'00'

APPROVED by Owner:

White Salmon, Washington
OWNER

Dated _____

By: _____

Title: _____

C.

**APPLICATION FOR PAYMENT NO. 8
CITY OF WHITE SALMON, WASHINGTON
NORTH MAIN-SPRING STREET WATER IMPROVEMENTS**

Date: February 10, 2026

Page 2 of 3

FROM: Ajax Northwest, LLC

TO: White Salmon, Washington

Date of Completion		Contract Amount		Date of Estimate	
Original: April 27, 2026		Original Amount of Contract: \$ 2,134,634.44		From: January 16, 2026	
Revised: May 1, 2026		Change Orders: (+ or -) \$ 122,480.70		To: February 15, 2026	
On Schedule: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Current Contract Amount \$ 2,257,115.14			

Item No.	CONTRACT ITEMS Description	BID PRICES			PREVIOUS		THIS PERIOD		TOTAL TO DATE	
		Qty.	Unit	Unit Price	Qty.	Amount	Qty.	Amount	Qty.	Amount
1	Mobilization/Demobilization (10%)	All Req'd	LS	\$135,000.00	75%	\$101,250.00	0%	\$0.00	75%	\$101,250.00
2	Construction Facilities and Temporary Controls	All Req'd	LS	26,000.00	90%	23,400.00	0%	0.00	90%	23,400.00
3	ESC Lead	30	DAY	10.00	0	0.00	0	0.00	0	0.00
4	Trench Excavation Safety System	All Req'd	LS	5,000.00	100%	5,000.00	0%	0.00	100%	5,000.00
5	Potholing All Connections and Known Utility Crossings	All Req'd	LS	10,000.00	100%	10,000.00	0%	0.00	100%	10,000.00
6	Additional Potholing	20	HR	500.00	62	31,000.00	0	0.00	62	31,000.00
7	Cap Existing Water Mains	7	EA	1,800.00	1	1,800.00	6	10,800.00	7	12,600.00
8	Remove Existing Valve Box	7	EA	500.00	7	3,500.00	0	0.00	7	3,500.00
9	Remove Existing Fire Hydrant	2	EA	500.00	2	1,000.00	0	0.00	2	1,000.00
10	Rock Excavation	100	CY	95.00	225.2	21,394.00	0	0.00	225.2	21,394.00
11	Asphalt Removal	2,100	SY	9.00	2,124	19,116.00	0	0.00	2,124	19,116.00
12	Concrete Sidewalk Removal and Restoration	6	SY	500.00	0	0.00	0	0.00	0	0.00
13	Concrete Curb Removal and Restoration	12	LF	300.00	0	0.00	0	0.00	0	0.00
14	Foundation Stabilization	80	CY	65.00	55.5	3,607.50	0.0	0.00	55.5	3,607.50
15	Repair of Unmarked Utilities	17	EA	500.00	2	1,000.00	0	0.00	2	1,000.00
16	Asphalt Surface Restoration	1,700	SY	60.00	40	2,400.00	0	0.00	40	2,400.00
17	Road Restoration STA 'A' 18+50 to 20+00	All Req'd	LS	15,000.00	0%	0.00	0%	0.00	0%	0.00
18	Pavement Marking Restoration	All Req'd	LS	3,200.00	0%	0.00	0%	0.00	0%	0.00
19	Gravel Surface Restoration	350	SY	22.00	260	5,720.00	0	0.00	260	5,720.00
20	Landscaping Restoration	2,070	SF	4.00	1,600	6,400.00	0	0.00	1,600	6,400.00
21	3-In. Water Main	10	LF	50.00	0	0.00	0	0.00	0	0.00
22	6-In. Water Main	45	LF	60.00	45	2,700.00	0	0.00	45	2,700.00
23	8-In. Water Main	1,070	LF	65.00	1,099	71,435.00	0	0.00	1,099	71,435.00
24	10-In. Water Main	16	LF	85.00	0	0.00	10	850.00	10	850.00
25	12-In. Water Main	1,945	LF	100.00	1,990	199,000.00	10	1,000.00	2,000	200,000.00
26	1-In. Water Service Line	800	LF	30.00	1,000	30,000.00	0	0.00	1,000	30,000.00
27	2-In. Water Service Line	60	LF	45.00	0	0.00	20	900.00	20	900.00
28	1-In. Water Service Connection, Main Line	32	EA	985.00	36	35,460.00	10	9,850.00	46	45,310.00
29	2-In. Water Service Connection, Main Line	4	EA	1,250.00	1	1,250.00	1	1,250.00	2	2,500.00
30	Water Service Connection, Existing Meter	33	EA	1,600.00	32	51,200.00	2	3,200.00	34	54,400.00
31	Relocated Water Meter	14	EA	1,600.00	14	22,400.00	0	0.00	14	22,400.00
32	Connection to Existing Water Line, < 4-In.	3	EA	1,800.00	2	3,600.00	1	1,800.00	3	5,400.00
33	Connection to Existing Water Line, 6-In.	2	EA	2,300.00	1	2,300.00	1	2,300.00	2	4,600.00
34	Connection to Existing Water Line, 8-In.	2	EA	2,800.00	2	5,600.00	0	0.00	2	5,600.00
35	Connection to Existing Water Line, 10-In.	3	EA	3,000.00	2	6,000.00	1	3,000.00	3	9,000.00

C.

**APPLICATION FOR PAYMENT NO. 8
CITY OF WHITE SALMON, WASHINGTON
NORTH MAIN-SPRING STREET WATER IMPROVEMENTS**

Date: February 10, 2026

Page 3 of 3

Item No.	CONTRACT ITEMS Description	BID PRICES			PREVIOUS		THIS PERIOD		TOTAL TO DATE	
		Qty.	Unit	Unit Price	Qty.	Amount	Qty.	Amount	Qty.	Amount
36	Non-Potable Crossing, CDF	4	EA	\$500.00	0	\$0.00	0	\$0.00	0	\$0.00
37	Non-Potable Crossing, Casing Pipe	6	EA	500.00	3	1,500.00	0	0.00	3	1,500.00
38	8-In. Gate Valve	7	EA	2,300.00	7	16,100.00	0	0.00	7	16,100.00
39	10-In. Gate Valve	1	EA	3,900.00	2	7,800.00	0	0.00	2	7,800.00
40	12-In. Gate Valve	9	EA	4,500.00	9	40,500.00	0	0.00	9	40,500.00
41	Water Sampling Station	1	EA	4,000.00	1	4,000.00	0	0.00	1	4,000.00
42	Fire Hydrant Assembly and Auxiliary Valve	5	EA	8,750.00	5	43,750.00	0	0.00	5	43,750.00
43	Fire Hydrant Extensions	5	FT	2,000.00	5	10,000.00	0	0.00	5	10,000.00
44	Bollards	8	EA	650.00	0	0.00	0	0.00	0	0.00
45	Temporary Water Line	All Req'd	LS	5,500.00	100%	5,500.00	0%	0.00	100%	5,500.00
46	North Main BPS	All Req'd	LS	1,000,000.00	25%	250,000.00	6%	60,000.00	31%	310,000.00
47	10-In. Insertion Valve	All Req'd	LS	25,000.00	0%	0.00	0%	0.00	0%	0.00
48	Apprenticeship Incentive	1	CALC	5,000.00	0	0.00	0	0.00	0	0.00
49	Apprenticeship Penalty	1	CALC	1.00	0	0.00	0	0.00	0	0.00
Total						1,046,682.50		94,950.00		1,141,632.50
Change Orders:										
		Qty.	Unit	Unit Price	PREVIOUS		THIS PERIOD		TOTAL TO DATE	
Change Order No. 1										
1-1	Exercise Spring Street Reservoir Isolation Valve	All Req'd	LS	\$3,100.00	100%	\$3,100.00	0%	\$0.00	100%	\$3,100.00
Change Order No. 2										
2-1	Unlocated Sanitary Sewer Service Replacement	All Req'd	LS	13,500.00	100%	13,500.00	0%	0.00	100%	13,500.00
Change Order No. 3										
3-1	3-In. Asphalt Surface Restoration	1,500	SY	45.00	1,648	74,160.00	0	0.00	1,648	74,160.00
3-2	2-In. Asphalt Surface Restoration	350	SY	35.00	433	15,155.00	0	0.00	433	15,155.00
3-3	Coffer Dam in Spring Street Reservoir	All Req'd	LS	7,000.00	0%	0.00	100%	7,000.00	100%	7,000.00
Change Order No. 4 *Pending Approval										
4-1	Standby Time on December 1, 2025	All Req'd	LS	875.00	0%	0.00	0%	0.00	0	0.00
4-2	Standby Time on December 2, 2025	All Req'd	LS	8,670.00	0%	0.00	0%	0.00	0	0.00
4-3	Contract Days Suspension (Informational Only)									
Change Order No. 5 (Informational Only, *added to Contract)										
5-1	Sales Tax Increase 7.6% to 7.7%									
Total All Change Orders						\$ 105,915.00		\$ 7,000.00		\$ 112,915.00
Materials on Hand:										
		Qty.	Unit	Unit Price	PREVIOUS		THIS PERIOD		TOTAL TO DATE	
					Qty.	Amount	Qty.	Amount	Qty.	Amount
	Geary Pacific Supply (HVAC & Pump Controls)	All Req'd	LS	\$12,738.46	100%	\$12,738.46	0%	\$0.00	100%	\$12,738.46
	ACI (Building Heater)	All Req'd	LS	1,765.00	100%	1,765.00	0%	0.00	100%	\$1,765.00
	Ferguson (Building Drain)	All Req'd	LS	3,322.64	100%	3,322.64	0%	0.00	100%	\$3,322.64
	Willamette Fence (BPS Fence and Gate)	All Req'd	LS	5,107.20	100%	5,107.20	0%	0.00	100%	\$5,107.20
Total Materials on Hand						\$ 22,933.30		\$ 0.00		\$ 22,933.30
TOTAL WORK COMPLETED AND MATERIALS ON HAND						\$ 1,175,530.80		\$ 101,950.00		\$ 1,277,480.80

C.

SUMMARY			
	PREVIOUS	THIS PERIOD	TOTAL TO DATE
1. Amount Earned	\$ 1,175,530.80	\$ 101,950.00	\$ 1,277,480.80
2. Amount Retained 5%	\$ (58,776.55)	\$ (5,097.50)	\$ (63,874.05)
3. Sales Tax (7.6%) *Work Performed & Materials Purchased Prior to January 1, 2026	\$ 82,766.26	\$ 532.00	\$ 83,298.26
4. Sales Tax (7.7%) *Work Performed & Materials Purchased After to January 1, 2026	\$ 6,660.58	\$ 7,311.15	\$ 13,971.73
5. Liquidated Damages	\$ 0.00	\$ 0.00	\$ 0.00
Amount Due for Payment	\$ 1,206,181.09	\$ 104,695.65	\$ 1,310,876.74
Amount Due for Payment this Estimate		\$ 104,695.65	
Estimated % Job Completed:	57%		

Due to formula errors with Pay App No. 5, Item 3-3 was not paid, but showed as paid in App No. 6 and 7. It is being paid in this application. The summary will look different for this pay application but reflects the actual payment amounts.

File Attachments for Item:

D. Approval of Pay App No. 5 - Slateco LLC Buck Creek Roof Replacement Project



COUNCIL REPORT

Business Item

Consent Agenda

Needs Legal Review:

No

Meeting Date:

February 18, 2026

Agenda Item:

Pay App No. 5 - Slateco, LLC Buck Creek Roof Replacement project

Presented By:

Chris True, Public Work Director

Action Required:

Approval of Pay App No. 5 Slateco, LLC Buck Creek Roof Replacement project not to exceed \$202,717.08.

Motion for Business Item / Proposed Motion for Consent Agenda:

Motion to approval of Pay App No. 5 Slateco, LLC Buck Creek Roof Replacement project not to exceed \$202,717.08.

Background of Issue:

This payment covers work through Feb 5, 2026 on the electrical/lighting system, sand replacement on the south bay, removal of siding and roofing, raising the roof, and replacing siding and roofing.

Council Options:

City Council has the following options available at this time:

1. Accept the Staff Recommendation.
2. Revise the Staff Recommendation.
3. Other action as desired by council.

Fiscal Analysis:

Funded through PWB.

Policy & Plan Implications:

WSP and CFIP

Recommendation of Staff/Committee:

Staff Recommends approval of Pay App No. 5 Slateco, LLC Buck Creek Roof Replacement project not to exceed \$202,717.08.

D.

APPLICATION FOR PAYMENT NO. 5
CITY OF WHITE SALMON, WASHINGTON
BUCK CREEK WTER TREATMENT PLANT ROOF IMPROVEMENTS

TO White Salmon, Washington (OWNER)

FROM Slateco, LLC (CONTRACTOR)

For Work accomplished through the date of: February 5, 2026

1.	Original Contract Price	\$	736,428.75
2.	Net Change by Change Orders and Written Amendments (+/-)	\$	98,022.08
3.	Current Contract Price (1 plus 2)	\$	834,450.83
4.	Total Work Completed and Materials On Hand to Date*	\$	775,960.00
5.	Retainage: 5%	\$	(38,798.00)
6.	Sales Tax: Sales Tax (7.5%)	\$	36,159.75
6.	Sales Tax: Sales Tax (7.6%)	\$	22,331.08
7.	Liquidated Damages	(\$	-)
8.	Less Previous Application for Payments	\$	592,935.75
9.	DUE THIS APPLICATION (4 minus 5, plus 6, minus 7 and 8)	\$	202,717.08

* Line 4 may not match Line 3 on final Application for Payment due to bid versus constructed quantity differences on unit price work.

Accompanying Documentation:

Contractor's Certification:

The undersigned Contractor certifies that (1) all previous progress payments received from Owner, if any, on account of Work done under the Contract referred to above have been applied on account to discharge Contractor's legitimate obligations incurred in connection with Work covered by prior Application; (2) title of all Work, materials, and equipment incorporated in said Work or otherwise listed in, or covered by this Application for Payment will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a Bond acceptable to Owner indemnifying Owner against any such Lien, security interest, or encumbrance); (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and not defective; and (4) Record Drawings and required job photos are up-to-date, accurate, and complete for Work performed.

Dated 2/5/2026

Slateco, LLC
CONTRACTOR
By: Ryan Massie
Digitally signed by Ryan Massie
DN: C=US, E=ryan@slateco.net, CN=Ryan Massie
Reason: I am approving this document
Contact Info: ryan@slateco.net
Date: 2026.02.05 14:12:38-08'00'

Payment of the above AMOUNT DUE THIS APPLICATION is recommended

Dated 2/5/2026

Anderson Perry & Associates, Inc.
ENGINEER
By: Jay Peninger
Digitally signed by Jay Peninger
Date: 2026.02.05 15:39:43-08'00'

APPROVED by Owner:

White Salmon, Washington
OWNER

Dated _____

By: _____

Title: _____

D.

**APPLICATION FOR PAYMENT NO. 5
CITY OF WHITE SALMON, WASHINGTON
BUCK CREEK WTR TREATMENT PLANT ROOF IMPROVEMENTS**

Date: February 5, 2026

Page 2 of 2

FROM: Slateco, LLC										
TO: White Salmon, Washington										
Date of Completion				Contract Amount			Date of Estimate			
Original: January 2, 2026				Original Amount of Contract: \$ 736,428.75			From: January 16, 2026			
Revised: February 10, 2026				Change Orders: (+ or -) \$ 98,022.08			To: February 5, 2026			
On Schedule: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				Current Contract Amount \$ 834,450.83						
Item No.	CONTRACT ITEMS Description	BID PRICES			PREVIOUS		THIS PERIOD		TOTAL TO DATE	
		Qty.	Unit	Unit Price	Qty.	Amount	Qty.	Amount	Qty.	Amount
Base Bid										
1	Mobilization	All Req'd	LS	\$62,000.00	100%	\$62,000.00	0%	\$0.00	100%	\$62,000.00
2	Record Drawings (minimum bid \$1,000)	All Req'd	LS	1,000.00	0%	0.00	100%	1,000.00	100%	1,000.00
3	SPCC Plan	All Req'd	LS	500.00	100%	500.00	0%	0.00	100%	500.00
4	Removal of Structures and Obstructions	All Req'd	LS	46,000.00	100%	46,000.00	0%	0.00	100%	46,000.00
5	Slow Sand Filter Roof Raise and Replacement	All Req'd	LS	385,000.00	75%	288,750.00	25%	96,250.00	100%	385,000.00
6	Lighting System	All Req'd	LS	30,000.00	65%	19,500.00	35%	10,500.00	100%	30,000.00
Additive Alternative 1										
1-1	Mobilization	All Req'd	LS	\$12,000.00	50%	\$6,000.00	50%	\$6,000.00	100%	\$12,000.00
1-2	Replacement of Sand Filter Media	650	CY	145.00	325	47,125.00	325	47,125.00	650	94,250.00
1-3	Replacement of Unsuitable Sand Filter Media	70	CY	190.00	35	6,650.00	35	6,650.00	70	13,300.00
Additive Alternative 2										
2-1	Mobilization	All Req'd	LS	\$6,000.00	100%	\$6,000.00	0%	\$0.00	100%	\$6,000.00
2-2	Removal of Structures and Obstructions	All Req'd	LS	12,000.00	100%	12,000.00	0%	0.00	100%	12,000.00
2-3	Roughing Filter Building Roof Replacement	All Req'd	LS	23,000.00	100%	23,000.00	0%	0.00	100%	23,000.00
Total						517,525.00		167,525.00		685,050.00
Change Orders										
		Qty.	Unit	Unit Price	PREVIOUS		THIS PERIOD		TOTAL TO DATE	
Change Order No. 1										
1-1	Removal of Extg Plywood Underlayment/Hatch Replace	All Req'd	LS	\$15,500.00	100%	\$15,500.00	0%	\$0.00	100%	\$15,500.00
1-2	Replace Siding on Sedimentation Basin	All Req'd	LS	4,200.00	100%	4,200.00	0%	0.00	100%	4,200.00
1-3	Additional Haul for Replacement Sand	All Req'd	LS	35,000.00	100%	35,000.00	0%	0.00	100%	35,000.00
Change Order No. 2										
2-1	Additional Electrical Work	All Req'd	LS	\$8,510.00	50%	\$4,255.00	50%	\$4,255.00	100%	\$8,510.00
2-2	Scraping of Sand Prior to Replacement	All Req'd	LS	3,800.00	50%	1,900.00	50%	1,900.00	100%	3,800.00
Change Order No. 3										
3-1	Sales Tax Increase from 7.5% to 7.6% (Informational Only - *added to contract)			\$269.93						
3-2	Fence Repair	All Req'd	LS	23,900.00	0%	0.00	100%	23,900.00	100%	23,900.00
Total All Change Orders						\$ 60,855.00		\$ 30,055.00		\$ 90,910.00
Materials on Hand:										
		Qty.	Unit	Unit Price	PREVIOUS		THIS PERIOD		TOTAL TO DATE	
					Qty.	Amount	Qty.	Amount	Qty.	Amount
Total Materials on Hand						\$ 0.00		\$ 0.00		\$ 0.00
TOTAL WORK COMPLETED AND MATERIALS ON HAND						\$ 578,380.00		\$ 197,580.00		\$ 775,960.00
SUMMARY										
					PREVIOUS		THIS PERIOD		TOTAL TO DATE	
1. Amount Earned					\$	578,380.00	\$	197,580.00	\$	775,960.00
2. Amount Retained 5%					\$	(28,919.00)	\$	(9,879.00)	\$	(38,798.00)
3. Sales Tax (7.5%) *Work Performed & Materials Purchased Prior to January 1, 2026					\$	36,159.75	\$		\$	36,159.75
4. Sales Tax (7.6%) *Work Performed & Materials Purchased After to January 1, 2026					\$	7,315.00	\$	15,016.08	\$	22,331.08
5. Liquidated Damages					\$	0.00	\$	0.00	\$	0.00
Amount Due for Payment					\$	592,935.75	\$	202,717.08	\$	795,652.83
Amount Due for Payment this Estimate							\$	202,717.08		
Estimated % Job Completed:						100%				

File Attachments for Item:

E. Approval of Meeting Minutes - January 7, 2026 Council Minutes - February 4, 2026 Council Minutes



Draft

**White Salmon City Council
MEETING MINUTES**

**January 7, 2026 – 6:00 PM
119 NE Church Ave and Zoom Teleconference**

Attendance:

Council Members:

- David Lindley
- Patty Fink
- Doug Rainbolt
- Morella Mora

Staff:

- Marla Keethler, City Mayor
- Shawn MacPherson, City Attorney (Zoom)
- Erika Castro Guzman, City Clerk
- Jennifer Neil, Director of Finance and Operations
- Chris True, Director of Public Works
- Mike Hepner, Police Chief
- Wes Long, WKRFA Chief (6:04 p.m.)

I. Call to Order (6:00 p.m.)

Mayor Marla Keethler called the meeting to order at 6:00 p.m. A total of 15 members of the public were in attendance, both in person and via teleconference.

A. Land Acknowledgement (6:01 p.m.)

The Land Acknowledgement was delivered.

B. Presentation of the Flag (6:02 p.m.)

The Presentation of the Flag was conducted.

II. Oath of Office (6:02 p.m.)

A. Administration of Oath to Councilor Morella Mora

Councilor Morella Mora was elected on November 4, 2025, and subsequently sworn in as the City Councilor for Position #4 for a four-year term.

~~**B. Administration of Oath to Councilor Ben Giant**~~

Mayor Marla Keethler noted that Doug Rainbolt is a newly elected Councilor and was sworn in on Monday, January 5, 2026, at City Hall. She also stated that re-elected Council Member Ben Giant will be sworn in either at City Hall or at a future Council meeting.

III. Roll Call (6:02 p.m.)

The meeting was called to order with all Council members present, constituting a quorum.

Moved by David Lindley. Seconded by Morella Mora.

Move to excuse the absence of Council member Ben Giant from the January 7 City Council meeting.

MOTION CARRIED 4-0

Mora – Aye, Fink – Aye, Rainbolt – Aye, Lindley – Aye.

IV. Additions or Corrections to the Agenda (None)

V. Public Comment (6:05 p.m.)

No members of the public provided comment.

VI. Presentation (6:05 p.m.)

A. City Highlights with the Mayor (6:05 p.m.)

Mayor Marla Keethler acknowledged national news from Minnesota that she found troubling and emphasized the importance of local governance rooted in integrity, shared facts, civic participation, and respectful conduct.

Mayor Keethler reported that Klickitat County Commissioners authorized the transfer of the County Emergency Management Program from the Klickitat County Emergency Management Department to the Klickitat County Public Works Department, effective on January 15. She noted that the three cities are signatories to the shared agreement and that additional information is being requested from the County. Updates will be provided as available.

Mayor Keethler shared that the Washington State Department of Natural Resources selected a contractor for the next phase of the fuels mitigation project. Work is tentatively scheduled to begin in April 2026 and last approximately three to four weeks. A future presentation to Council is anticipated in the spring. WKRFA Chief Wes Long added that this phase includes multiple property owners and emphasized continued outreach and community engagement related to wildfire preparedness.

Mayor Keethler reported that drones approved by Council in the fall have been purchased for the Bingen-White Salmon Police Department. Policies governing drone use are available on the City website, and a FAQ is in development. She also noted that the City is pursuing improvements to crosswalks along Jewett Boulevard and is addressing streetlight issues on the north side of Jewett as part of public safety efforts.

Finally, Mayor Keethler stated she will attend Association of Washington Cities Action Days. Councilmembers interested in attending Action Days were encouraged to coordinate with staff for registration.

VII. Consent Agenda (6:11 p.m.)

- A. Approval of Mayor's 2026 Committee Appointments**
- B. Approval of Utility Billing Grievance - 118 NW Cherry Street**
- C. Approval of Utility Billing Grievance - 913 NE Vine Street**
- D. Interlocal Agreement - District Court Services for Klickitat County**
- E. Resolution 2026-01-639 - Local Bond Program Funding**
- D. 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 7th day of January 2026.

Type	Date	Beginning Check	Ending Check	
Claims	12/30/2025	43089	43124	\$178,381.13

	01/07/2026	43125	43136	\$302,386.97
			Claim Total	\$480,768.10
Payroll	01/05/2026	43087	43088	\$41,545.57
	01/05/2026	EFT	EFT	\$96,907.94
			Payroll Total	\$138,453.51
			Toal Vouchers	\$619,221.61

Moved by David Lindley. Seconded by Doug Rainbolt.
Motion to approve Consent Agenda and Vouchers for \$619,221.61.

Further Discussion (6:11 p.m.)

Councilor Doug Rainbolt noted ongoing water leak issues and suggested the City provide informational resources on water-leak monitoring tools that could alert absent property owners and help prevent damage, without recommending specific vendors.

Giant – Aye, Fink – Aye, Rainbolt – Aye, Lindley – Aye.
MOTION CARRIED 4-0

VIII. Appoint a Mayor Pro Tempore (6:12 p.m.)

A. Nomination (6:12 p.m.)

Mayor Marla Keethler noted that a memo outlining the role of the Mayor Pro Tempore had been provided and advised that, due to one Council vacancy, Council could choose to defer the item to a future meeting.

Councilor Patty Fink nominated David Lindley for the position of Mayor Pro Tempore. Councilor Morella Mora seconded the nomination, citing Councilor Lindley’s preparedness and familiarity with meeting procedures.

B. Action (6:13 p.m.)

Moved by Patty Fink. Seconded by Morella Mora.
Motion to appoint Councilor David Lindley to serve as Mayor Pro Tempore.

Further Discussion (7:14 p.m.)

Councilor David Lumley stated that he accepted the nomination and expressed appreciation for the comments.

Councilor Doug Rainbolt expressed support for the nomination.

Giant – Aye, Fink – Aye, Rainbolt – Aye, Lindley – Abstained.
MOTION CARRIED 3-0-1

IX. Business Items (6:15 p.m.)

A. Resolution 2026-01-638 - Expressing Support for White Salmon Valley School District Propositions Nos. 1 and 2. (6:15 p.m.)

1. Presentation (6:17 p.m.)

Mayor Marla Keethler introduced Resolution 2026-01-638 and explained that Council would hear a presentation from the White Salmon Valley School District.

Peter Harkema, Chair of the White Salmon Valley School District Board, and Superintendent Rich Polkinghorn presented information on the District's upcoming special election scheduled for February 10. The presentation covered two ballot measures:

Proposition 1 (Bond): A 20-year bond at an estimated rate of \$1.66 per \$1,000 of assessed value, totaling approximately \$78 million, to renovate and replace aging school facilities. The proposal would consolidate schools into a one-campus, two-school model (K–6 and 7–12), improve safety and security, modernize learning environments, enhance accessibility, and qualify the District for approximately \$34 million in state construction assistance.

Proposition 2 (EP&O Levy): A three-year renewal levy at an estimated rate of \$1.61 per \$1,000 of assessed value to support district operations, including staffing, curriculum, student services, extracurricular programs, and facilities maintenance.

District representatives Board Chair Harkema and Superintendent Polkinghorn noted the bond proposal was developed through a multi-year, community-led planning process and emphasized operational efficiencies, long-term cost savings, and the importance of timing to maximize state funding. Information regarding tax impacts, exemptions for qualifying seniors and individuals with disabilities, and voter timelines was also provided.

District representatives stated that ballots would be mailed January 23 and encouraged community members to participate in the election. They thanked Council for considering the resolution and offered to answer questions.

2. Public Comment – Inviting Support/Opposition (6:34 p.m.)

Mayor Marla Keethler thanked Superintendent Rich Polkinghorn and Board Chair Peter Harkema for the presentation and opened the floor for public comment, inviting comments in support or opposition to the proposed school district measures.

No public comments were received.

3. Discussion (6:35 p.m.)

Councilor David Lindley thanked the School District for the presentation and leadership, noted long-standing infrastructure concerns, and asked whether the bond amount was based on conceptual design and whether costs could come in lower and reduce the effective tax rate.

Superintendent Rich Polkinghorn replied that plans are at a conceptual level, square footage additions drive costs, and while cost savings may be possible during a formal design process, the bond request reflects an upper limit of \$77.8 million and the District intends to stay within that limit.

Councilor Lindley also asked when planning would begin regarding the future of the Whitson property. Superintendent Polkinghorn stated Whitson would remain in use for at least approximately three years after a successful bond and that community engagement about future use would likely occur within the next two to five years; no decisions or substantive discussions have occurred to date.

Councilor Doug Rainbolt thanked the District and noted appreciation for the community-engagement process. He raised concerns about affordability impacts for some residents and asked about available relief. Superintendent Polkinghorn noted that Skamania and Klickitat counties offer property tax relief programs for qualifying seniors and individuals with disabilities and stated the District has emphasized this information in its materials. He acknowledged the bond is a significant request but stated the District believes the benefits of modernizing facilities and improving efficiency outweigh the costs of continuing to maintain aging facilities.

Councilor Morella Mora thanked the District and emphasized the community-led engagement process. She expressed support for the measures and framed the proposal as an investment in the community's future, while acknowledging affordability concerns and the importance of ongoing community conversations about mitigating impacts to financially vulnerable residents.

Councilor Patty Fink thanked the District and stated she intends to vote in support personally, while raising concerns as a City Councilor regarding overall tax burden and potential impacts on the City's ability to pursue future funding needs. She expressed concerns about safe routes to schools, potential infrastructure needs to support access to a consolidated campus, and the District's significant land holdings in the downtown area in relation to affordable housing needs. She stated she may abstain from the Council vote due to outstanding questions and expressed a desire to continue working collaboratively with the District.

Superintendent Polkinghorn responded that the District already operates a school at the proposed campus and that students currently walk or bike there. He acknowledged community attachment to Whitson and stated the District is aware of its land holdings and recognizes a role in future affordable housing conversations, noting "first things first" is improving facilities.

Board Chair Peter Harkema added that the District recognizes shared interests with the City regarding affordability, livability, and community integrity and expressed commitment to collaborative work going forward.

Councilor Fink clarified she was not advocating to remain at Whitson, but noted broader City concerns remain.

Mayor Keethler asked whether the bond requires a supermajority. Superintendent Polkinghorn stated the bond requires 60% + 1 approval and a

40% voter turnout validation based on the prior election; the EP&O levy requires a simple majority (50% + 1).

Mayor Keethler asked a follow-up question regarding the statewide \$10 per \$1,000 property tax cap and whether voter-approved bonds/levies are outside that cap. Superintendent Polkinghorn stated he did not know. Mayor Keethler then stated follow-up would be provided to Council by email, noting the belief that the measures fall outside the \$10 cap.

- 4. **Action (6:57 p.m.)**
Moved by David Lindley. Seconded by Morella Mora.
Motion to adopt Resolution No. 2026-01-638 expressing support for the White Salmon Valley School District’s 2026 Proposition No. 1 (Capital Bond) and Proposition No. 2 (EP&O Levy Renewal).

Further Discussion (7:32 p.m.)

Councilor David Lindley provided a personal disclosure and expressed strong support for public schools, noting his family background in education. He stated that facility conditions demonstrate a clear need for improvement, while acknowledging the bond request is significant and will require continued community discussion. He emphasized that, in small communities, civic participation and investing in the future, through taxes that benefit the broader community, are important and that the school measures are a key part of White Salmon’s future.

Giant – Aye, Fink – Abstained, Rainbolt – Aye, Lindley – Aye.
MOTION CARRIED 3-0-1

X. Reports and Communications (6:59 p.m.)

A. Staff Reports (6:59 p.m.)

City Attorney Shawn MacPherson reminded Council that the resolution supporting or opposing a ballot measure is a narrow exception under public facilities and election laws. He emphasized that public facilities may not be used for election advocacy outside this exception, noted the procedural requirements reflected in the resolution (identification of measure numbers and opportunity for opposition), and encouraged Councilmembers to consult legal counsel with any election-related questions.

Mayor Marla Keether thanked the City Attorney MacPherson and clarified that the City will not engage in educational or promotional communications regarding the School District ballot measures. She noted prior experience with election compliance during the West Klickitat Regional Fire Authority (WKRFA) vote and encouraged Council to consult staff with questions.

WKRFA Chief Wes Long reported that the first year of the Regional Fire Authority (RFA) has concluded successfully. He noted progress toward voter commitments, addition of two full-time employees, improved service delivery, and that the RFA finished 2025 under budget. He stated the Board has initiated a strategic planning process to guide future fire, EMS, emergency services, public education, and wildfire mitigation efforts.

WKRFA Chief Long also noted plans to begin replacing an aging fire engine serving White Salmon.

Public Works Director Chris True announced that the Public Works Department is now fully staffed following the hiring of two new employees, who began work on January 5.

B. Council Member Reports (7:06 p.m.)

Councilor Morella Mora shared reflections on national and international events and emphasized the importance of community-led, peaceful, and justice-oriented local governance.

Councilor David Lindley offered brief remarks to congratulate newly elected officials, acknowledged a Councilor’s family addition, and expressed appreciation for the upcoming year.

Councilor Patty Fink noted efforts to shared information regarding updated recycling pickup schedules and reported on upcoming Tree Board work, including a potential funding request later in February.

Councilor Doug Rainbolt thanked staff for onboarding support, reflected on community responsibility and leadership, and expressed appreciation for the opportunity to serve.

XI. Executive Session (None)

X. Adjournment

The meeting was adjourned at 7:13 p.m.

Marla Keethler, Mayor

Erika Castro Guzman, City Clerk



Draft

**White Salmon City Council
MEETING MINUTES**

**February 4, 2026 – 6:00 PM
119 NE Church Ave and Zoom Teleconference**

Attendance:

Council Members:

David Lindley, Mayor Pro Tempore
Ben Giant (Zoom)
Patty Fink
Doug Rainbolt

Staff:

Shawn MacPherson, City Attorney (Zoom)
Erika Castro Guzman, City Clerk
Jennifer Neil, Director of Finance and Operations
Chris True, Director of Public Works
Rowan Fairfield, City Planner
Mike Hepner, Police Chief

I. Call to Order (6:00 p.m.)

Mayor Pro Tempore David Lindley called the meeting to order at 6:00 p.m. A total of ten members of the public were in attendance, both in person and via teleconference.

A. Land Acknowledgement (6:01 p.m.)

The Land Acknowledgement was delivered.

B. Presentation of the Flag (6:02 p.m.)

The Presentation of the Flag was conducted.

II. Roll Call (6:02 p.m.)

The meeting was called to order with all Council members present, constituting a quorum.

Moved by Patty Fink. Seconded by Ben Giant.

Move to excuse the absence of Council member Morella Mora from the February 4 City Council meeting.

MOTION CARRIED 4-0

Giant – Aye, Fink – Aye, Rainbolt – Aye, Lindley – Aye.

III. Additions or Corrections to the Agenda (6:04 p.m.)

Mayor Pro Tempore David Lindley stated that staff circulated corrections of Consent Agenda Item C – Intergovernmental Cooperative Agreement with Hood River-White Salmon Bridge Authority.

IV. Public Comment (6:04 p.m.)

Mayor Pro Tem Lindley added into the record a written comment received from Open Gorge.

Steve Kingsford-Smith, Inside City Resident (6:05 p.m.)

Steve Kingsford-Smith spoke regarding his property at 716 NE Tohomish Street, purchased in 2015, and the denial of a variance request in 2021. He described site constraints and subsequent discussions with city staff, and stated his intent to request Council consideration of a right-of-

way vacation and a Type D right-of-way use permit, noting that the request was submitted earlier that afternoon.

Tammara Toppel, Mt Adams Chamber of Commerce (6:09 p.m.)

Tammara Toppel, on behalf of the Mt Adams Chambers of Commerce, apologized for an invoicing error related to the 2025 lodging tax funds, explaining that a completed invoice was unintentionally left in draft form and not submitted by the deadline. She requested Council consideration of a one-time budget adjustment to allow payment from the lodging tax fund already awarded and expended. She acknowledged the additional work required of staff, stated that invoicing procedures have been improved to prevent recurrence, and thanked the Council for its patience.

V. Presentation (6:11 p.m.)

A. Heritage Month Presentation (6:11 p.m.)

Council member Ben Giant acknowledged February as Black History Month, emphasizing the importance of recognizing Black history as American history and its relevance to all communities, including the Gorge. He noted the value of reflection and honoring contributions across industries and communities. He introduced a series of NPR StoryCorps vignettes, credited to a staff suggestion, to be played in recognition of Black History Month.

1. **The Family Equation** by StoryCorps:
<https://www.youtube.com/watch?v=OKQI2ZCqw3s>
2. **Double Major | Father Figures** by StoryCorps:
<https://www.youtube.com/watch?v=tmK8ROYiddA>
3. **Eyes on the Stars** by StoryCorps:
<https://www.youtube.com/watch?v=okF5UGpivR8>
4. **Miss Betty's Calling** by StoryCorps:
<https://www.youtube.com/watch?v=6e9vZEKbfVc&t=3s>

Councilor Giant stated that the City would continue recognizing Black History Month throughout February. He noted plans to host a speaker from Black in the Gorge at the next Council meeting and thanked staff for curating the videos and coordinating Black History Month posters and banners within the City.

B. City Highlights with the Mayor (6:24 p.m.)

Mayor Pro Tempore David Lindley noted that, in Mayor Marla Keethler's absence, he refers them to her two-week summary distributed earlier in the week and advised that any questions be directed to the mayor or her staff.

VI. Consent Agenda (6:24 p.m.)

- A. Acceptance of DWSRF Loan – Transmission Main Phase 2B**
- B. Approval of Meeting Minutes - January 21, 2026**
- C. Intergovernmental Cooperative Agreement – Hood River–White Salmon Bridge Authority**
- D. 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 4th day of February 2026.

Type	Date	Beginning Check	Ending Check	
Claims	12/31/2025	43180	43180	\$10,714.11
	02/04/2026	43183	43219	\$62,198.25
	01/22/2026	EFT	EFT	\$1,697.30
	01/26/2026	EFT	EFT	\$12,925.32
			Claim Total	\$87,534.98
Payroll	02/05/2026	43181	43182	\$46,700.48
	02/05/2026	EFT	EFT	\$100,257.99
			Payroll Total	\$146,958.47
			Toal Vouchers	\$234,493.45

Moved by Doug Rainbolt. Seconded by Ben Giant.
Motion to approve Consent Agenda and Vouchers for \$234,493.45.

Further Discussion (6:25 p.m.)

Councilor Doug Rainbolt thanked staff for the detailed loan documentation and raised concerns about staff capacity to manage ongoing administrative requirements. Director of Finance and Operations Jennifer Niel stated that a senior accountant position was approved in the 2026 budget, noted it has not yet been filled, and indicated the position is expected to be filled within the next few months.

Giant – Aye, Fink – Aye, Rainbolt – Aye, Lindley – Aye.
MOTION CARRIED 4-0

VII. Business Items (6:27 p.m.)

A. Planning Commission’s 2026 Work Plan (Continued from January 21, 2026)

1. Presentation (6:27 p.m.)

Planner Rowan Fairfield presented the Planning Commission’s annual work plan. They summarized prior feedback, including strong interest in advancing shared utilities, limited interest in addressing trash can nuisances and e-bike regulations, and conditional interest in parking contingent on returning to Council before any work begins. They also noted that Council Member Doug Rainbolt submitted additional written comments expanding the work plan.

Council Member Doug Rainbolt supported pursuing shared utilities as a way to increase density and recommended researching best practices from other cities. He also raised concerns about service development charges, emphasizing proportionality and fairness. In addition, he suggested enhanced community engagement, reinstating pre-approved building plans to reduce costs, and prioritizing a long-term review of municipal code Titles 16–19.

Mayor Pro Tempore David Lindley invited Planning Commission Chair Carl Trabant to respond. Chair Trabant said shared utilities are allowed under State code, supported making them a priority, and noted their importance during prior unit lot subdivision discussions. He recommended that public input occur during regular Planning Commission meetings to avoid OPMA and ex parte

issues, stated that trash can nuisances and e-bike regulations fall outside the Commission's jurisdiction, and cautioned that a full review of Titles 16–19 would be a major workload risk.

Planner Fairfield echoed concerns about the scope of reviewing multiple code titles in one year, noting such efforts are typically staff-led with later Commission hearings. She acknowledged ex parte risks with informal outreach but said targeted engagement could be considered, and noted that utility fee structures have been studied previously, with updates possible subject to GMA limitations.

Council Member Ben Giant asked whether any of Council Member Rainbolt's proposals were inappropriate for the Planning Commission or beyond its capacity. Chair Trabant said his concerns were workload, prioritization, and meeting law compliance, not the substance of the items, and confirmed the Commission was comfortable setting aside trash can and e-bike topics.

2. **Discussion (6:48 p.m.)**

Council Member Patty Fink asked whether the Planning Commission work plan was intended to be staff-supported or Commission-led. Planner Rowan Fairfield explained that, given the Commission's reduced workload, staff envisioned the work being largely Commission-led.

Councilor Fink supported reviewing municipal code language for clarity rather than undertaking a full code revision, endorsed structured public engagement based on past success, and suggested informational approaches to housing topics such as modular or site-ready homes. She said she preferred the revised list because it better aligned with Council priorities and moved key issues forward while keeping staff workload in mind.

Council Member Doug Rainbolt clarified that his ordinance review proposal was meant to address recurring confusion and discretionary interpretation, not major code expansion.

Council Member Ben Giant emphasized shared utilities as the top priority, cautioned against adding new items not identified by the Planning Commission, opposed Council dictating outreach methods, and agreed that reviewing multiple code titles in one year would be too burdensome.

Mayor Pro Tempore David Lindley agreed that trash cans, e-bikes, and mobile vendors should start in other committees, supported flexibility in outreach, and noted that code review and shared utilities would likely require staff coordination.

Council reached consensus to remove Activities 2, 3, and 6 from the Planning Commission list and redirect them elsewhere.

Activity 1 (shared utilities) was retained as the top priority, with shared/pre-approved building plans also kept on the list. Downtown parking and short-term

rentals in commercial zones were retained as well, resulting in Activities 1, 4, 5, and 7 moving forward of the original workplan.

Service development charges were acknowledged as important but better addressed outside the Planning Commission, potentially through City Ops and staff with engineer consulting support.

- 3. **Action (7:21 p.m.)**
Moved by Ben Giant. Seconded by David Lindley.
Motion to approve the Planning Commission’s 2026 work plan with Activity 1 (Shared Utilities) as Priority 1, and to include Activities 4, 5, and 7. Further move to remove Activities 2, 3, and 6, referring them to other committees as appropriate, and to receive Council Member Rainbolt’s additional items as guidance rather than additions to the work plan

Further Discussion (7:32 p.m.)

Mayor Pro Tempore David Lindley invited further discussion on the motion and confirmed that while Activities 1, 4, 5, and 7 were listed, only Activity 1 (shared utilities) was intended as a formal priority.

Council Member Ben Giant clarified that the remaining items were intentionally left unranked to allow the Planning Commission, in coordination with City Planner Rowan Fairfield and Mayor Marla Keethler, flexibility in sequencing and workload.

Mayor Pro Tem Lindley added that the work plan was intended to be a living document and suggested a mid-year check-in.

Council Member Patty Fink asked to confirm that Council would provide input on downtown parking before the Planning Commission proceeds, noting this condition was not explicitly stated in the work plan. Councilor Rainbolt agreed, emphasizing the need to clarify expectations and scope before work begins. Mayor Pro Tem Lindley concurred that additional focus was appropriate given the reconsideration involved.

Council Member Rainbolt also clarified that outreach concepts such as office hours were not excluded due to lack of importance, but were left to the Planning Commission’s discretion rather than included as formal work plan items.

Giant – Aye, Fink – Aye, Rainbolt – Aye, Lindley – Aye.
MOTION CARRIED 4-0

B. Memorandum of Understanding (MOU) – Alpine Grove Properties Water Main Upsizing and Impact Fee Waiver (7:26 p.m.)

1. Presentation (7:27 p.m.)

Mayor Pro Tempore David Lindley introduced the Alpine Grove Properties Water Main Upsizing item and invited Chris True, Director of Public Works, to present the Memorandum of Understanding.

Director True stated the City was unaware until construction began on SW Alpine Grove Lane that an existing 2-inch water line was in close proximity to the sewer line. Once this was discovered, the Washington State Department of Health required the City to relocate the water line.

Director True explained that the proposed agreement would waive water and sewer impact fees totaling \$36,435. He stated that the City would avoid \$75,982.32 in costs by not having to install a replacement 2-inch water line itself. He clarified that this figure does not include the cost of installing an 8-inch line, which is what is needed for the area.

Based on the analysis, the net financial benefit to the City would be \$39,547.32, in addition to the infrastructure benefit of upgrading the water main from a 2-inch to an 8-inch.

2. Discussion (7:29 p.m.)

Council Member Doug Rainbolt said he viewed the MOU primarily as a good-faith transaction that both parties had agreed to, which is why he was inclined to support it. However, he expressed some concern about whether the agreement was proportional, noting that a deeper proportionality analysis had not been conducted.

Council Member Ben Giant asked staff whether the proposed 8-inch water main was consistent with what is required under the City's water system plan, and whether a 2-inch line would have been acceptable if it were simply a replacement. Director Chris True responded that, based on the recommendation of the City's engineer, an 8-inch main is required.

Councilor Giant stated that this answered his question and confirmed that the project complies with the water plan. He added that, beyond the financial analysis, he viewed the agreement as a net benefit to the City.

3. Action (7:31 p.m.)

Moved by Patty Fink. Seconded by Ben Giant.

Motion to approve the Memorandum of Understanding between the City of White Salmon and White Salmon Storage Units LLC, Alpine Grove Property Lot 2 LLC, and Alpine Grove Property Lot 3 LLC, authorizing acceptance of an upsized eight-inch (8") public water main and waiving water and sewer impact fees in an amount not to exceed \$36,435.

Further Discussion (7:32 p.m.)

City Attorney MacPherson advised that the document would return with administrative revisions to signature lines and notary clauses to verify signing authority, with no substantive changes. Chris True, Director of Public Works, added that staff would verify ownership and noted that all three properties are owned by the same individual.

**Giant – Aye, Fink – Aye, Rainbolt – Aye, Lindley – Aye.
 MOTION CARRIED 4-0**

VIII. Reports and Communications (7:33 p.m.)

A. Staff Reports (7:33 p.m.)

Director of Finance and Operations Jennifer Niel requested verbal acknowledgment on two items previously discussed by the Personnel and Finance Committee: (1) a potential temporary draw of up to \$1 million from LGIP investments to manage cash flow for upcoming A19 reimbursements, and (2) a future budget amendment to allow 2025 lodging tax reimbursement invoices to be paid in 2026 for Mt Adams Chamber of Commerce.

Council Member Doug Rainbolt asked about the lodging tax reimbursement amount, and Director Niel replied that it had been approved in the 2025 grant awards, but the total was not available at the meeting. City Attorney Shawn MacPherson confirmed no formal Council action was required at this time and that any budget amendment would be brought forward in the normal course.

Councilor Fink confirmed the LGIP draw would be used solely for cash-flow purposes and replenished through reimbursements. Director Niel confirmed it would function as a short-term reimbursement loan with approximately \$3,200 per month in interest.

Council Member Ben Giant reiterated his support for both items, calling the LGIP strategy a prudent safeguard and supporting a future budget amendment to make the Mount Adams Chamber whole.

Mayor Pro Tem Lindley summarized that Council was acknowledging the two staff items without taking action at this time.

B. Council Member Reports (7:40 p.m.)

Councilor Patty Fink and Councilor Doug Rainbolt both reported no updates.

Council Member Ben Giant thanked fellow Council Members and staff for their support, noted he expected to return in person for their next meeting, and reminded Council of a Community Development Committee meeting scheduled for February 16.

Mayor Pro Tem Lindley stated he had no further updates beyond the CityLab meeting summary included in the packet.

IX. Executive Session (None)

X. Adjournment

The meeting was adjourned at 7:42 p.m.

David Lindley, Mayor Pro Tempore

Erika Castro Guzman, City Clerk

File Attachments for Item:

B. Department Head Reports

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: February 18, 2026

Presented By: Chief Mike Hepner

Administration:

- White Salmon 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.
- Klickitat County Probation Services Meeting
- Press Release-See Attachment
- January 2025/2026 Activity Logs-See Attachment

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. Lastly, speed enforcement, parking issues, or whatever the community deems important to them.

Bingen-White Salmon
Police Department

Mike Hepner, Chief of Police

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

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



***** **PRESS RELEASE** *****

Press Release
February 2, 2026

During the evening hours of January 29, 2026, Bingen-White Salmon Police responded to a reported stabbing in the 200 block of East Franklin Street in Bingen, Washington. The suspect initially fled the scene on foot.

The victim ran to a nearby residence, where Fire and EMS personnel provided treatment for multiple stab wounds. The victim was transported to a local hospital and later transferred to a Portland-area hospital for further treatment.

Multiple agencies, along with the Bingen-White Salmon Police Department UAS drone, assisted in the initial search for the suspect. The suspect was later identified as **Isaac O. Sosa**, of Portland, Oregon. Further investigation revealed that Sosa initially fled on foot before leaving the area in a vehicle. Klickitat County Communications issued a BOLO (Be On the Lookout) alert to surrounding agencies.

In the early morning hours of January 30, 2026, Sosa was arrested by the Port of Portland Police for an unrelated crime and booked into the Multnomah County Detention Center. An arrest warrant was later issued in this case for **Attempted Murder in the Second Degree**.

The Bingen-White Salmon Police Department takes all domestic violence crimes seriously and will make every effort to arrest offenders and assist in the successful prosecution of these cases.

We would like to thank our law enforcement partners for their assistance, including the Washington Department of Fish and Wildlife, Klickitat County Sheriff's Office, Port of Portland Police, Multnomah County Sheriff's Office, and the staff of the Multnomah County Detention Center.

This investigation remains ongoing.

Bingen-White Salmon Police Department

B.

**Bingen-White Salmon Police
Monthly Activity Log
January 2025**

White Salmon	Bingen	
5	5	Abandoned/Disabled Vehicle
15	5	Agency Assist
8	2	Alarm
3		Animal Problem/Noise/Neglect
		Arson
	1	Assault
		Attempt to Locate
1		Burglary
1		Child Abuse/Neglect
10	5	Citizen Assist
2		Civil Matter
		Criminal Mischief
1		Deceased
4	2	Disorderly
2	1	Domestic Violence
	1	Drugs
		DUI
1		False Reporting
2		Fire
1		Fireworks
		Forgery
2		Fraud
	1	Harassment
		Hazmat
		Homicide
1		Information
1		Intoxication
1		Juvenile Problem
		Kidnapping
61	23	

White Salmon	Bingen	
		Littering
1		Missing Person/Runaway
	2	Medical Emergency
1		Mental Health
4		Motor Vehicle Accidents
		Motor Vehicle Theft
		Noise Complaint
1	1	Paper Service
	2	Parking Problem
		Pornography
4	1	Property Lost/Found
		Prowler
1		Recovered Stolen Property
		Resisting Arrest
		Robbery
1		Search Warrant
		Sex Crimes
13	10	Suspicious
4		Theft
		Threats
3		Traffic Complaint/Hazard
5	1	Traffic Offense
2	1	Trespass
1		Unsecure Premise
		Violation Court Order
5	1	Wanted Person
1		Weapons Offense
7	4	Welfare Check
2	1	911 Hang-up Calls
56	24	

47	Bingen
117	White Salmon
164	Total

**Bingen-White Salmon Police
Monthly Activity Log
January 2026**

White Salmon	Bingen	
5	1	Abandoned/Disabled Vehicle
9	3	Agency Assist
1	1	Alarm
5	4	Animal Problem/Noise/Neglect
		Arson
	1	Assault
		Attempt to Locate
1		Burglary
		Child Abuse/Neglect
16	2	Citizen Assist
1		Civil Matter
1		Criminal Mischief
1		Deceased
2	2	Disorderly
4		Domestic Violence
		Drugs
3		DUI
		False Reporting
		Fire
		Fireworks
		Forgery
1	1	Fraud
1		Harassment
		Hazmat
		Homicide
		Information
		Intoxication
3		Juvenile Problem
		Kidnapping
		Littering
54	15	

White Salmon	Bingen	
		Missing Person/Runaway
1		Medical Emergency
		Mental Health
4	3	Motor Vehicle Accidents
		Motor Vehicle Theft
1		Noise Complaint
		Paper Service
2	8	Parking Problem
		Pornography
4	1	Property Lost/Found
		Prowler
		Recovered Stolen Property
		Resisting Arrest
		Robbery
		Search Warrant
		Sex Crimes
6		Suspicious
1	2	Theft
1	1	Threats
3	1	Traffic Complaint/Hazard
3	2	Traffic Offense
59	62	Traffic Stop
		Trespass
1		Unsecure Premise
1		Violation Court Order
2		Wanted Person
		Weapons Offense
6	1	Welfare Check
3		911 Hang-up Calls
98	81	

96	Bingen
152	White Salmon
248	Total