Klickitat County
Board of Commissioners
Minutes – Meeting of Tuesday, April 18, 2023

Morning Workshop Session

Chairman Dan Christopher called the meeting to order at 10:30 AM. Commissioners present: Dan Christopher, Jacob Anderson and Lori Zoller.

Workshop Session Agenda

10:30 AM – Public Works/Road Department Update

Attendance: Interim Public Works Director Jeff Hunter, Interim County Engineer Seth Scarola, HR Manager KC Sheridan, Code Compliance Officer Jorge Sendejas and various County elected officials, employees, and members of the public present in person and via Zoom.

Director Hunter commented on the resignation of a new employee on the west side and stated that they would like to offer the position to the seasonal snow plow driver since they just recently had advertised the position that is opening back up.

KC Sheridan requested and received approval from the board to fill the position with a seasonal person without advertising.

Director Hunter gave a brief overview of the consent agenda items.

Interim Engineer Scarola gave an update on the road designs and construction projects.

Director Hunter provided an update on the East and West end maintenance projects, the upcoming facilities work and events, the Dallesport Wastewater facility tour, Title 12 Standards and requested and received board approval to donate an excavator and operator for the Bingen/White Salmon cleanup.

A discussion followed in regards to the use of metal detectors and gun lock boxes in the Courthouse.

10:45 AM – Code Compliance Department Update/Report

Attendance: Code Compliance Officer Jorge Sendejas, and various County elected officials, employees, and members of the public present in person and via Zoom.

Officer Sendejas commented on the current gun lock boxes in the courthouse.

Officer Sendejas provided a brief update on the open cases, cases that came into compliance, a case off of Highway 97 that has been issued an infraction and a case that involves an encampment.

11:15 AM – Board legislative issues discussion

Chairman Christopher commented on getting a legal opinion in regards to the liability of possible contaminants at the Klickitat Mill site and subdividing the property. A discussion followed in regards to the history of environmental issues that have been found at the Klickitat Mill site.

Chairman Christopher provided an update on WSAC and the Transportation Budget.

Commissioner Anderson provided an update on the funding for the Hood River/White Salmon Bridge, the use of Bridge tolls. The board discussed and agreed to signing letters of support for state funding for the White Salmon Bluff trail and the Bingen sidewalk project.

Motion (M/Anderson, S/Zoller. Passed unanimously). To recess for lunch at 11:36 AM.

Commissioner's Business Meeting

Chairman Dan Christopher reconvened the meeting at 1:00 PM, opening with the Pledge of Allegiance. All three (3) Commissioners were present.

Agenda:

Approved (M/Anderson, S/Zoller. Passed unanimously): Business Agenda as presented.

Approval of Commissioner Meeting Minutes

No minutes requiring approval at this time.

Citizen Comment:

Attendance: Goldendale residents Kathy Moco and Dave West, IT Manager Randy Christianson, HR & Administrative Services Director Robb Van Cleave and various County elected officials, employees, and members of the public present in person and via Zoom.

Sheri Bousquet commented on the Carriger project EFSEC open house.

Delmar Eldred commented on solar projects.

Gabriel Gilbert commented on child care and an email in regards to defunding the youth center.

Greg Wagner commented on the Carriger project, EFSEC and short term rentals.

Ken McKune, resident of Goldendale, commented on the Planning Commission meeting.

Commissioner Zoller responded to the comments from Ms. Gilbert, Ms. Bousquet, Mr. Eldred, Mr. Wagner and Mr. McKune.

Commissioner Anderson responded to the comments from Ms. Gilbert, Mr. Eldred, Mr. Wagner, Ms. Bousquet and Mr. McKune.

Chairman Christopher responded to the comments from Ms. Bousquet, Mr. Eldred, Ms. Gilbert and Mr. McKune.

Public Meetings/Public Hearings/Bid Openings:

Bid Opening: Request for Proposals opening for the purpose of identifying and selecting a qualified vendor with a proven track record in redesign, installation and support of a network infrastructure. The Managed Service Provider is to redesign, furnish, install, train staff and provide long term technical support for the network after installation is complete.

The Board opened and reviewed bids from Right! Systems Inc., Radcomp Technologies of White Salmon, Spectrum Enterprises/Charter Communications and Structured Communications Systems, Inc.

Motion (M/Anderson, S/Zoller. Passed unanimously): to return bids to staff for review and recommendation for redesign, installation and support of a network infrastructure.

Public Meeting: To consider approval of Short Plat SPL 2022-16, Parcel No. 03-13-100-0016/00 in Sections 11, T3N, R13E, W. M. Klickitat County, in the High Prairie vicinity; Applicants: Marianne & Reazo Redinger

Assistant Planner Rebecca Hail provided a brief overview of Short Plat SPL2022-16, stating that the administrative review of the short plat has been completed, signatures have been obtained from the Road, Health, and Planning Departments, including the Treasurer's Office and all conditions attached to the preliminary approval have been met.

Motion (M/Anderson, S/Zoller. Passed unanimously): to approve Short SPL2022-16.

Consent Agenda:

Approved (M/Anderson, S/Zoller. Passed unanimously): Consent Agenda with 7 items.

1) Memorandum from the Planning Department scheduling a public meeting to be held Tuesday April 25th, 2023 at 1:30 PM, to consider an additional 6 month extension to complete all conditions of approval for Short Plat SPL2021-11 on parcel 05-17-0900-0008/00 in the Goldendale vicinity. Applicants are John & Arianna Dumont.
2) *Camp Host Agreement **(C08023)** between Klickitat County (Public Works Department) and Allan and Carolyn Mortensen.
3) Local Agency A&E Professional Services Agreement **(C08223)** Negotiated Hourly Rate Consultant Agreement between Klickitat County Public Works and AKS Engineering to perform engineering and design services which may include site analysis, graphic presentations, construction documents, construction administration and other services as needed for the decommissioning of 2 underground fueling tanks and the installation of a new fueling station at the Public Works Goldendale Shop.
4) *Amendment to the Term of Lease Agreement **(C08123)** C22112 dated October 9, 2012 with "Dicky Farms Inc" MIDC Co. and Klickitat County Public Works extending the Agreement for a period of ten (10) years and increasing the royalty payments
5) *Notice to Contractors to advertise and scheduling a bid opening to be Tuesday May 9, 2023 at 1:30 PM for the cleaning and painting of metal surfaces through sandblasting to remove existing failing lead-based paint and removal of rust, full containment of sandblasting and existing paint as well as disposal, application of a new polyurethane overcoat on all steel girder components and other work, all in accordance with the Contract plans, provisions and the standard specification for Rock Creek, Old 8 Bridge, (County Bridge No. 311) CRP 363.
6) ***Resolution No. 04223** in the matter of approving a revised position description and salary placement outside of the regular employee compensation plan for the Director of Public Works effective April 18, 2023.
7) Memorandum from the Planning Department scheduling a public hearing to be held Tuesday April 25th, 2023 at 1:30 PM to consider approval of Shoreline Substantial Development Permit and Shoreline Conditional Use Permit No. SH2022-03; Pitt Site Trailhead project on parcels 04133200000100 and 04133211009900.

Voucher Certification and Payment Approvals:

Approved Warrants (M/Zoller, S/Anderson. Passed unanimously):
Accounts Payable: (#321061 – 321197); for a net of $198,512.90.
Direct Deposit: #996 for a net of $2,995.30.
For a combined total of $201,508.20 for the date ending April 17, 2023.

There were no Payroll warrants requiring approval.

Unfinished Business:

Public Hearing/Continued/closed to further public comment: In accordance with RCW 36.70.795, Resolution 00823, in regard to a moratorium for large scale solar projects over one acre in size located within Townships-Ranges 3-14, 3-15, 3-16, 4-14, 4-15, 4-16, 4-17, 5-15, 5- 16 and 5-17 in Klickitat County, Washington.

Planning Director Mo-chi Lindblad stated that a Resolution for the moratorium is included in the packet for Board review and consideration. A discussion followed in regards to the legal opinion of the Prosecuting Attorney.

Commissioner Anderson commented on the lack of facts that show an emergency exists.

Christopher commented on the local process, the EFSEC process and that he is in favor of the moratorium.

Zoller commented in favor of the moratorium.

Approved (M/Christopher, S/Zoller. Commissioner Anderson abstained): Resolution No. 04323 Amending and continuing a moratorium for large scale solar projects over one acre in size located within Townships-Ranges 3-14, 3-15, 3-16, 4-14, 4-15, 4-16, 4-17, 5-15, 5-16 AND 5-17 in Klickitat County, Washington.

Board Pending:

The Board discussed various issues which included potable water, advice from legal counsel and issuing a Request for Proposal for a community survey.

***Board Correspondence for the Record:**

Letter to State of Washington Transportation Council Planning Manager Dale Robins in support of the White Salmon Bluff Pedestrian Connector Corridor Trail Project.

Letter to State of Washington Transportation Council Planning Manager Dale Robins in Support of the City of Bingen's Sidewalk Design -Alder Street and Cedar Street Project.

The County Commissioners will be attending the regional airport board and the Klickitat Commissioners at

Approved (M/Anderson, S/Zoller. Passed unanimously): There being no further business before the Board, the meeting was recessed at 2:28 PM until 9:05 AM on Thursday, April 20, 2023 for a scheduled workshop.

Commissioner Anderson noted that the Board of Commissioners may be attending the Columbia Gorge Regional Airport Board of Directors meeting as observers on Friday, April 21, 2023 at 7:30 AM. and Chairman Christopher noted that at 8:05 AM on April 20, 2023 the Commissioners will be on KLCK Radio.

Call to Order/Roll Call: April 20, 2023

Chairman Christopher convened the meeting at 8:40 AM. All three (3) Commissioners were present. Attendance: HR & Administrative Services Director Robb Van Cleave, HR Manager KC Sheridan, Fiscal Manager Jenn Neal, Emergency Management Director Jeff King, Deputy Prosecuting Attorney Rebecca Cranston, Planning Director Mo-chi Lindblad, Public Works Director Jeff Hunter, County Engineer Seth Scarola, Deputy Finance Director Pam Beierle, and County residents Ken McKune and Sheri Bousquet were present for most of the morning session.

Workshop Session Agenda:

The Commissioner's staff advised that the Fiscal Manager's quarterly update has been pushed to 9:15 AM due a previously scheduled accounting software demonstration. The Public Works Department has requested time during the workshop to discuss scheduling a public hearing to consider a monthly sewer rate increase for the Dallesport Wastewater Treatment Plant.

Add-on discussion: (M/Anderson, S/Zoller. Passed unanimously): Motion to add a discussion with Public Works regarding scheduling a public hearing to consider an increase of the Dallesport Sewer monthly rate for the period of June 1, 2023 – May 31, 2024.

Public Works Department: Discussion regarding a sewer rate increase and scheduling a public hearing:

Director Hunter provided an overview of the proposed increase for Dallesport sewer rates and a comparison with the other community sewer systems, noting that the increase will bring the Dallesport rates in line with the other systems. Director Hunter advised that the Dallesport rates have only increased 3% annually except during 2020 due to COVID and rates have been artificially subsidized by the County for the last 20 years, and rates should be based on cost and the CPI.

Following questions and clarification, the Board discussed scheduling public hearings with an evening public hearing to take place in the Dallesport community. The Board decided to hold an evening public hearing in Dallesport on May 8th and a hearing in Goldendale on May 9th during the Commissioner's regular meeting.

Chairman Christopher noted that Republic Services will be seeking a 22% rate increase with the Washington Utilities & Transportation Commission for garbage pickup. Chairman Christopher also commented on his efforts to find a Community Survey contractor.

Emergency Management Director Jeff King advised that the Unmanned Aerial Vehicle (drone) was successfully deployed to locate a missing man near Lidel campground.

Fiscal Manager Jenn Neal: Quarterly update:

Fiscal Manager Neal reviewed quarterly budgets beginning with departments that are trending higher than 25% for the 1st quarter. Discussion followed regarding the Commissioner's travel budget.

Ms. Neal reviewed 1st quarter revenues trending lower such as property tax revenue which does not start to increase until the 2nd quarter, Landfill revenues are at 26% for the 1st quarter and the General Fund is 9% below target.

Planning Director Mo-chi Lindblad: Department update follow up:

Director Lindblad advised that the Planning Commission has scheduled a public hearing for June 20th at 6:00 PM to consider the proposed Shoreline Master Program and hear testimony from the public. Director Lindblad reported that she has issued a revised draft EIS for the Bluebird solar project based on comments received and that will open another 30 day comment period.

Director Lindblad stated that this past Monday the Planning Commission held the first solar workshop and the next one is scheduled for May 15th. Director Lindblad advised that she is rethinking her plan related to hiring a consultant and instead of working on a programmatic environmental impact statement she would like a consultant to assist the Planning Commission with the Comprehensive Plan Update process.

Director Lindblad advised that she has received no qualified candidates for the Senior Planner position and she requested and received Board approval to remove the Senior Planner posting.

Director Lindblad stated that she had not been able to use her carried over vacation hours due to the workload and requested a 6 month extension. The Board unanimously agreed.

Chairman Christopher asked about the number of RV park applications the Planning Department has received from property owners looking to financially benefit from the anticipated workforce housing for the solar and pump storage projects. Director Lindblad indicated that only one (1) RV park application has been received. Discussion followed regarding the difference between RV parks and mobile home parks.

Discussion with the Building, Public Works, Public Health, Planning, Natural Resources and Economic Development Departments regarding their comments and concerns related to the Carriger Solar Development Project and EFSEC's process:

Attendance: Environmental Health Director David Kavanagh, Economic Development/Natural Resources Director Dave McClure, Building Office Manager Cindy McHarque, HR & Administrative Services Director Robb Van Cleave, HR Manager KC Sheridan, Fiscal Manager Jenn Neal, Emergency Management Director Jeff King, Deputy Prosecuting Attorney Rebecca Cranston, Planning Director Mo-chi Lindblad, Public Works Director Jeff Hunter, County Engineer Seth Scarola, Deputy Finance Director Pam Beierle, and County residents Ken McKune and Sheri Bousquet.

Director Lindblad shared a working draft letter to be submitted to EFSEC regarding the Carriger Solar project before April 25th. Commissioner Zoller provided an overview of EFSEC's process for public comments and documentation.

Director Hunter advised, to complete all necessary components for the development of an industrial energy site located on or using public roads is a long process, noting that the Blue Bird Solar project has taken 2 years so far. Director Hunter pointed out there are several details related to roads that have not been addressed in the EFSEC process.

The Board discussed how they wanted to combine the different elements of the County submission for the Carriger Solar project to EFSEC. Commissioner Anderson suggested one (1) written document with the department submissions included as addendums. Chairman Christopher suggested using Director Lindblad's letter and combining everything and submitting to the Board for final approval next Tuesday.

DEM Director King noted that he had not seen an emergency response plan or mention of first responder training. Environmental Health Director Kavanagh stated that he would like to see a waste water disposal plan and he asked about battery storage. Director Dave McClure raised concerns about water containment, fire prevention, and the water rights, and are there plans to transfer water rights from the unused agricultural lands? Several directors advised that they have not had time to fully review the Carriger application.

The Board discussed requesting that a full environmental impact statement (EIS) be completed. Commissioner Anderson indicated that a view shed analysis study from neighboring homes should be required. Further discussion followed regarding potential impacts to County roads, the State Parks Observatory, decommissioning plan and bonding for the decommissioning plan.

The Board indicated they liked Director Lindblad's draft letter and would like her to add to it based on today's discussion. The Board asked all departments to prepare their submission as early as possible with an end date of 5:00 PM on this Friday. The Board will continue this discussion next Tuesday at 2:45 PM.

Follow up HR Department update with Economic Development and Natural Resources:

Director Van Cleave and HR Manager Sheridan reviewed the proposed job description for the Director of the Community Services Department, which merges three (3) director departments. HR Manager Sheridan advised that HR is proposing that the position be at Grade 76. Director Van Cleave provided a timeline for posting the position, interviews and hiring, noting that there might not be a new director in place until July.

The Board discussed preparations and documentation they would like to see before Director McClure retires, which will help his replacement get up to speed. Director McClure advised that he has scheduled a workshop in May to give the Board an update on the Switzler Reservoir Water Storage Project. Director McClure noted that it will be necessary to appoint a replacement for him on the Klickitat County Public Economic Development Authority Board. The Board had a discussion concerning the Water Conservancy Board. Director McClure indicated that he would be willing to remain and serve on the Board after his retirement.

Chairman Christopher asked if anyone wanted to make a public comment. Sheri Bousquet thanked the Board for realizing the EFSEC documentation was a much larger issue. Ms. Bousquet questioned the legitimacy of the moratorium resolution because RCW 35A.63.220 says findings of fact should be included and there were no findings of fact in the approved resolution. Ms. Bousquet stated that she feels the findings of fact should be included and she urged the Commissioners to amend the resolution.

Lunch Recess: (M/Anderson, S/Zoller. Passed unanimously): Motion to recess for lunch at 11:22 AM.

Commissioner's Staff update on various projects:

The Commissioner's Clerk provided a brief overview of completed work on preparations to establish a Salary Commission and the amendment to the County Code for District Court services policies and stated that staff needs further direction and clarification on how to move forward.

The Board discussed the current Salary Commission statute and the new legislation. Director Van Cleave clarified the new law and advised that the Auditor has indicated that it will take her office 6 months to prepare her part of the process. Commissioner Anderson pointed out that other counties have tied the elected officials salaries to the Superior Court Judges salary and that he has heard some elected officials were not pleased about being included in the discussion. Chairman Christopher stated that he believes the public should decide on elected salaries and he will not vote for an increase for elected officials. Commissioner Zoller stated concerns about the size of the project and asked why create a process we don't have too, she would like to look at the other process.

Director Van Cleave provided more details concerning the selection process, noting that the Salary Commission would be an independent commission not overseen by the Board. Following further discussion, the majority of the Board was in support of looking at tying elected officials salaries to the Superior Court Judges salary method.

The Board discussed the proposed interlocal agreements with the cities and amendments to the County Code for District Court services. Commissioner Anderson provided an update on his discussion with the cities regarding court services and indicated that probation services should be a separate agreement. Following further discussion, staff indicated that they would forward the Interlocal Agreements to the Prosecutor for review.

An update on the first Board of Equalization appeal hearing for the 2022 assessment year followed.

Board Pending:

The Board had a brief discussion regarding the EFSEC's public meeting for the Carriger Solar Project which is scheduled for next week. The Board indicated that they would be commenting as individuals not as the Board of Commissioners.

The Board discussed holding town hall meetings and decided to stick with what they are doing, by attending community council meetings.

Chairman Christopher reminded the Board that the Federal Energy Regulatory Commission will be holding two (2) public meetings on May 3rd to discuss the Pumped Storage Project. Both Commissioners Christopher and Anderson indicated that they would be commenting.

Approved (M/Anderson, S/Zoller. Passed unanimously): There being no further business before the Board, the meeting was adjourned at 2:15 PM.

*Reference Document on File. The Board of Commissioners' minutes are action minutes. A digital recording is on file as part of the official record and available on file 04.18.2023 BoCC Zoom meeting. Please Note: All Commissioner meetings and workshops are open to the public to attend. Meetings are recorded, Workshops are NOT recorded.

Approved: Dan Christopher
Chairman of the Board

5-2-23
Date