

**Klickitat County  
Board of Commissioners  
Minutes – Meeting of Tuesday, February 21, 2023**

**Morning Workshop Session**

Chairman Dan Christopher called the meeting to order at 10:00 AM. Commissioners present: Dan Christopher, Jacob Anderson and Lori Zoller.

**Workshop Session Agenda**

**10:00 AM – Public Works/Road Department Update**

Attendance: Interim Public Works Director Jeff Hunter, Interim County Engineer Seth Scarola, and various County elected officials, employees, and members of the public present in person and via Zoom.

Interim Director Hunter provided an update on the Consent agenda item.

Interim Engineer Scarola provided an update on the Construction Program and Road Designs.

Director Hunter provided an update on the Maintenance projects on the East and West end, upcoming facilities work/events consisting of the new County Services Building, Courthouse HVAC Units, Pioneer Center HVAC, Jail Roof Replacement, Superior Courtroom remodel, Fairgrounds Waterline, Crews going to 4-10 hour days, Juvenile remodel, Courthouse Breakroom/Conference Room remodel, Satus Pass radio site, Dallesport Wastewater Treatment Tour and the proposed site for the Transportation Alternatives Grant.

A discussion followed in regards to the Transportation Alternatives Grant options.

Director Hunter provided an update on the Safety Grant, the Charging Station Grant and the estimated cost for the County shop oil changes.

**10:35 AM – Public Health Department Update**

Attendance: Public Health Director Erinn Quinn, and various County elected officials, employees, and members of the public present in person and via Zoom.

Director Quinn gave an update on the Environmental Health On-Site Septic Permits and site evaluations, the discontinuance of Skamania County food inspections, Clinical Services, Covid-19 case counts and immunizations, Behavioral Health DCR's and clarified that the crisis services are provided for the jail, hospital and school.

The Board discussed an Environmental Health issue of open sewage that is next to a well.

The Board discussed having a workshop to outline a procedural chart timeline for Code Enforcement.

**11:00 AM – Elected Officials Update/Comment**

Attendance: Sheriff Bob Songer, Chief Civil Deputy Karen Elings and various County elected officials, employees, and members of the public present in person and via Zoom.

Sheriff Songer suggested that Code Compliance Officer and Code Compliance Program be put under the Sheriff's office.

Sheriff Songer gave an update on calls for service, the meeting regarding the Range/Timber Deputy program and 3 press releases.

Civil Deputy Elings provided an update on the KCSO Budget, Range/Timber Deputy Program contract, Body-Worn Camera program in the jail, the K-9 program, the Marine Program, Posse member projects, neighborhood watch projects and Posse Training.

Chairman Christopher commented that the Board will start testifying on Bills and advised Sheriff Songer to inform the Board of any bills that we might not be aware of.

Sheriff Songer notified the Board that there will be a meeting on 2<sup>nd</sup> Amendment Rights and HB1333 on March 4, 9am-12pm at the Centerville Grange.

**Motion (M/Anderson, S/Zoller. Passed unanimously).** To recess for lunch at 11:30 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**

**Approved (M/Zoller, S/Anderson. Passed unanimously):** the Klickitat County Board of Commissioners Meeting Minutes for January 31, 2023 and February 7, 2023 as presented.

**Citizen Comment:**

Attendance: Goldendale residents Kathy Moco and Dave Barta, Centerville resident Dave West and various County elected officials, employees, and members of the public present in person and via Zoom.

Becky Miles from White Salmon inquired about the funding for the Animal Shelter.

Raymond Clough from Dallesport commented on the Stormwater drainage at the Wallace/Maley subdivision

Gabriel Gilbert commented on Child Care and the Sheriff's Posse.

Pat Arnold of Trout Lake commented on the upcoming workshop and the Comprehensive Plan.

Greg Wagner with CEASE commented on transportation to the Solar Moratorium Public Hearing, taxes from Industrial Solar sites and Workshops.

Sheri Bousquet commented on the postcard she had received in the mail from Klickitat County Residents for property rights.

Lynn Mason commented on the Animal Shelter and the Grant request.

Commissioner Zoller responded to the comments from Ms. Miles and Ms. Mason, Mr. Clough, Ms. Gilbert and Ms. Arnold.

Commissioner Anderson responded to comments from Ms. Miles and Ms. Mason, Mr. Wagner and Ms. Bousquet.

Chairman Christopher responded to comments from Ms. Miles, Ms. Gilbert, Mr. Wagner, Ms. Bousquet and Ms. Mason.

### **New Business**

Commissioner Christopher stated that WSAC requested County Commissioners support by signing a letter to Senator King requesting support of a Jail System Study and Jail Modernization Task Force Proviso.

Commissioner Christopher commented on an email from Jim Wilcox who is on the Airport Board and is interested in investing in a building at the airport. Discussion followed in regards to it being a conflict of interest. The Board agreed to request the Prosecuting Attorney's opinion on the matter.

Commissioner Zoller commented on an email talking about C-PACER financing for the Sundoon Project in Dallesport. The Board discussed questions on this particular loan and the involvement required from the County. It was agreed that more information is needed.

The Board discussed the Airport Management Agreement dates and pulling the agreement from the Consent agenda for further consideration.

Commissioner Zoller provided an update on the EFSEC Solar Application process and Public Hearing procedure.

Chairman Christopher commented on an email received from a Solar Company and commented on the Appearance of Fairness Doctrine.

Commissioner Anderson discussed receiving an email from a Solar Company and commented on Benton County's solar moratorium and EFSEC.

Chairman Christopher advised the Board that a Code Complaint form has been turned in for a septic issue.

Commissioner Zoller commented on Land Use Planning, the Comprehensive Plan, the Critical Areas Ordinance and the Shoreline Management Plan.

A discussion followed in regards to the update on the Shoreline Management Plan, Critical Areas Ordinance, The Watershed Company and the Planning Commission. The Board discussed drafting a new resolution on the responsibilities of the Planning Commissioners since the original resolution cannot be located.

### **Consent Agenda:**

**Approved (M/Anderson, S/Zoller. Passed unanimously):** Consent Agenda with eight (8) items. Pulling #6 Airport Renewal Lease Agreement pulled for further consideration.

- 1) **(C04323)** Agreement between Klickitat County and Community Enrichment for Klickitat County to approve reimbursement, not to exceed \$9,500.00, on a cost reimbursement basis for the rehab and remodel of Grange hall #98 in White Salmon. Effective January 1, 2023 through December 31, 2023 unless agreement is terminated or amended.
- 2) **(C04423)** Consultant Agreement between Klickitat County Health Department and Joel McCullough, MD for appointment as KCHD Health Officer.
- 3) Purchase Authorization request from Public Health Director Erinn Quinn, to purchase two (2) Dell Latitude 7420 Laptops to support the Behavioral Health program.
- 4) **(C04523)** Professional Services Agreement between Klickitat County (Public Health Department) and Jeffrey Albin for the purpose of providing Designated Crisis Responder Services to Klickitat County Residents on behalf of Klickitat County Behavioral Health Department
- 5) **(C04623)** Third Amendment to the Airport Management Agreement (AMA) between City of The Dalles, Klickitat County and Aviation Management Services, LLC for the management of the day-to-day operations of the Columbia Gorge Regional Airport.
- 6) **(PULLED)** Renewal Lease Agreement between the City of The Dalles, Klickitat County, and Hood Aero/Hood Tech Corp. Aero Inc. for the lease of those parcels of real property located at the Columbia Gorge Regional Airport, described in paragraph 3 of this Agreement, upon which Hood Aero intends to maintain and operate the underground fuel farm, terminal building, and the Maintenance Hanger.
- 7) Final Acceptance and Release of retainage fee to Frank Gurney, Inc. for 2022 Small Works Contract for Guardrail Repairs.
- 8) Personnel Authorization for Public Works Buildings and Grounds, Grounds Operations Specialist, Union Step 1, \$18.80 per hour.

**Payment Approvals/Pay Estimates/Change Orders:**

**Approved Warrants (M/Zoller, S/Anderson. Passed unanimously):**

Accounts Payable: (#319904 – 319985) for a total of \$137,484.83 for the date ending February 21, 2023. There were no Payroll warrants requiring approval.

Via Zoom Mike McDermott with Dallesport Community Council commented on submitting a comprehensive plan.

**Executive Session:**

At 2:57 Chairman Dan Christopher announced that the Board would be convening into Executive Session in accordance with RCW 42.30.110(1)(d) to review negotiations on the performance of publicly bid contracts when public knowledge regarding such consideration would cause a likelihood of increased costs for ten (10) minutes. At 3:07 PM it was announced the executive session would last another Five (5) minutes. At 3:12 PM it was announced that the executive session would last another five (5) minutes. At 3:17 PM it was announced that the executive session would last another five (5) minutes.

**\*Board Correspondence for the Record:**

Joint letter from State of Washington Department of Ecology, Klickitat County and Benton County to various agencies providing notice of the environmental review for the Switzler Reservoir Water Storage Project.

Correspondence to Senator Curtis King requesting support of Jail System Study and Jail Modernization Task Force Proviso.

Correspondence noted for the record to the Confederated Tribes and Bands of the Yakama Nation and Confederated Tribes of Warm Springs notifying and inviting consultation for any requests or comments regarding the construction of a dog kennel within a 0.96 acre development footprint on Fairgrounds Rd. The project is to be funded with state issued grants and must be in compliance with the requirements of Governor Executive Order 21-02.

**(3:22 PM) Approved (M/Anderson, S/Zoller. Passed unanimously):** There being no further business before the Board, the meeting was adjourned. until 1:00 PM on Thursday February 23, 2023.

**Call to Order/Roll Call**

Chairman Christopher convened the meeting at 1:00 PM. Commissioners Zoller and Christopher were present, Commissioner Anderson joined the workshop at 1:13 PM.

**Workshop Session Agenda:**

**Commissioner Lori Zoller: Continued discussion regarding land use planning issues.**

Attendance: HR & Administration Services Director Robb Van Cleve, Planning Director Mo-chi Lindblad, Building Inspection Director Lynn Ward, Chief Deputy Auditor Elaynna James, Code Compliance Officer Jorge Sendajes, and three (3) County residents.

Commissioner Zoller stated there has been a lot of discussion about the Comprehensive Management Plan (CMP), Critical Areas Ordinance (CAO), Shoreline Management Plan (SMP), and revising the Planning Commission and bringing in more public participation. Commissioner Zoller noted the Planning Director is on board with the plan.

Chairman Christopher asked Director Lindblad why the Planning Commission is updating the SMP and CAO before the CMP. Ms. Lindblad advised that we are mandated to update the CAO and SMP, the CMP does not have a mandate. Discussion continued regarding continued education and training for the Planning Commission. Director Lindblad provided an overview of the process for development of the updated plans. Chairman Christopher stated that he wants to hire a consultant to get started on the CMP update. Director Lindblad stated the CMP was amended in 2005 and encourages renewable energy development projects

Commissioner Zoller advised that the original resolution recreating the Planning Commission is missing and is not in the Auditor's archives or the State archives and she questioned whether the Board should approve another resolution. Following discussion, she received consensus from the Board to send a PA opinion request to the Prosecutor's Office regarding the matter.

Further discussion followed regarding the CMP. Commissioner Anderson stated that the CMP needs to be available on the County website for everyone to access. Director Lindblad will be working on the comp plan 101 and a timeline, then move forward with taking the SMP update to the Planning Commission and start on the CAO and other planning matters.

As an option to provide affordable housing, Chairman Christopher suggested offering pre authorized (engineered) home plans. Building Director Ward advised that it would be difficult to have a one size fits all engineered plans due to the diverse terrain and climates in the county, house plans need to be site specific to where the home is being built.

Commissioner Anderson stated he wanted to talk about the septic issue on Hwy 97, and asked Code Compliance Officer Jorge Sendajes to attend the workshop. Commissioner Anderson stated that he has been reviewing RCWs and County Code regarding compliance for septic systems, which outlines civil penalties and citations intended to bring faulty septic systems into compliance. Following discussion, the Board agreed and instructed Mr. Sendajes to work with the Prosecutor's Office to move forward to remedy the issue. Following further discussion, the Board told Mr. Sendajes to work with the Prosecutor's Office and handle the matter. HR Director Van Cleave suggested that Mr. Sendajes work with the Health Director and the Prosecutor to work out any issues.

**Review of Travel Policy:**

The Board discussed requested and required mileage documentation such as mileage charts or MapQuest maps. Chairman Christopher expressed concerns over the use of employees using County vehicles to and from their homes. HR Director Robb Van Cleave advised that depending on the vehicle usage it would be a taxable benefit; the travel policy is different from the vehicle policy and we need to make sure we are following IRS and RCW requirements. HR Director Van Cleave stated that he has been working with the Auditor regarding this matter and they will schedule a workshop in the future. Chairman Christopher noted that he would like to know how other counties handle mileage reimbursement for their Commissioners and look at going to a vehicle allowance rather than mileage.

Chairman Christopher suggested that credit card limits need to be raised. A brief discussion followed regarding situations when credit card limits are an issue.

**Discussion regarding whether a Salary Commission would be a benefit to the County:**

Chairman Christopher stated that he would like to create a resolution/policy to do a salary survey to adjust employees' wages and have a Salary Commission review all County elected officials' salaries every so many years. Following further discussion, Commissioner Anderson stated that the Commissioners FTE also needs to be looked at, indicating that currently the Commissioner positions are not considered full time.

**Board Pending:**

Chairman Christopher asked the Board if they were in support of signing a letter to our State legislators regarding the state excluding local sales and use tax from renewable energy development exemptions. The Board agreed and staff will have the letter ready for signature next Tuesday.

The Board discussed a request from the City of The Dalles, which co-owns the Columbia River Regional Airport with the County. The City provides accounting services at the Airport, which have increased and the City would like to be compensated. The Board indicated they wanted to review the in-kind services the County provides to the Airport, such as grant writing and administration as well as project development and will ask Economic Development Specialist Richard Foster for his input.

A discussion about increasing the maximum size of Accessory Dwelling Units (ADU) and the required distance from the main dwelling. Commissioner Anderson explained the history of ADUs in the County and changes in State law. The Board considered time constraints due to the workload on the Planning Department to update the CMP, COA and SMP. Chairman Christopher stated that he would like the Planning Director to give the Board an update on time lines and constraints.

The Board had a discussion regarding a request from a developer asking the County to consider participating in the Commercial Property Assessed Clean Energy and Resiliency (C-PACER) Program. Fiscal Manager Jenn Neil provided a brief overview of the financing program, noting that it adds more workload to local government, in the Treasurer and Auditor Offices. The Board indicated they would need more information.

Fiscal Manager Neil provided an update on the 2<sup>nd</sup> opioid settlement agreement, advising that the deadline to opt in is April 18<sup>th</sup>.

Commissioner Anderson asked the Chair if he would allow citizens to comment. Chairman Christopher indicated that he would allow it but the comments must be related to the workshop discussions.

Dallesport resident Raymond Clough addressed planning and zoning errors made by the County involving development projects in the Dallesport area in the 80's, 90's and 2000's.

Goldendale resident Greg Wagner asked several questions related to planning and solar development. After clarification from the Board and further discussion, the interaction became heated. The Clerk advised that the discussion was not appropriate and it should end. Chairman Christopher wrapped up the discussion and called for a motion to adjourn.

**Approved (M/Anderson, S/Zoller. Passed unanimously):** There being no further business before the Board, the meeting was adjourned at 3:40 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 02-21-2023 Board of County Commissioner Meetings. 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



3-7-23

Date