

**Klickitat County  
Board of Commissioners  
Minutes – Meeting of Tuesday, March 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 and Payment approvals.

Interim Engineer Scarola provided an update on the 2023 Construction Program and Road Designs.

A discussion followed in regards to funding approval from WSDOT headquarters, FHWA and the Transportation Commission.

Interim Director Hunter provided an update on the East and West end Maintenance projects, upcoming facilities work and events, Title 12, Easements on Plats, Window Washing estimates and the first Fleet vehicle oil change being done by the Road Shop.

**10:15 AM – Finance Committee Update:**

Attendance: Treasurer Greg Gallagher and various County elected officials, employees, and members of the public present in person and via Zoom.

Finance Committee Chair Greg Gallagher provided a Finance Committee Update and discussed merging Fund 107 and 135.

**10:33 AM -Emergency Management Department Update/Comment:**

Attendance: Emergency Management Director Jeff King, Chief of Operations Filiberto Ontiveros, Office Manager Debi Stover, HR Manager KC Sheridan and various County elected officials, employees, and members of the public present in person and via Zoom.

Director King provided an update on the Public Safety Radio System performance & functionality, maintenance, Radio Site Lease Agreement for the Juniper site and the Public Safety Radio project at Satus Pass.

Chief of Operations Ontiveros provided an update on 911 call taking, Public Safety Radio dispatch staffing, operations and training of staff.

Mr. Ontiveros announced that the National Public Safety Telecommunicators Week is April 9<sup>th</sup> thru April 15.

Director King stated that the user agreements and renewals with the City of Goldendale and City of White Salmon have been completed. Director King requested and received Board approval to merge Funds 107 & 135. Director King provided an update on the Emergency Management Program and a discussion followed in regards to the Klickitat County Outdoor Burn Ban. Director King discussed volunteer recruitment, training and Community outreach.

Director King announced the Employee of the Month for March is Communications Officer, Ashley Murphy.

Natural Resources/Economic Development Director Dave McClure presented the board with a letter.

Previous County Commissioner Joan Fry presented Chairman Christopher and Commissioner Zoller with gifts.

**Motion (M/Anderson, S/Zoller. Passed unanimously).** To recess for lunch at 11:34 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.

**Business Agenda:**

**Approved (M/Anderson, S/Zoller. Passed unanimously):** Business Agenda with 2 add-ons under new business: EFSEC update and Court Costs update.

**Approval of Commissioner Meeting Minutes**

No minutes requiring approval at this time.

**Citizen Comment:**

Sheri Bousquet, resident of Husum, commented on private land zoning and restrictions.

Gabriel Gilbert, resident of Fruit Valley, commented on grant dollars for child care.

Ken McKune, resident of Goldendale, commented on solar panels.

Delmar Eldred, resident of Goldendale, commented on goals for Klickitat County.

Jaxson Anderson, resident of Buck Creek, inquired on how the Sheriff's office is using their budget for the community.

Becky Miles commented on the Animal Shelter.

Commissioner Zoller responded to comments from Ms. Gilbert and Mr. Anderson.

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

Chairman Christopher responded to comments from Mr. Eldred.

**Public Meetings/Public Hearings/Bid Openings:**

**1:30 PM Public Hearing:**

Attendance: Sheri Bousquet, Greg Wagner, Debra Wagner, HR Manager KC Sheridan, Associate Planner Denice Lee, Brian Patnode and Chelsea Harris, both with Washington State Parks were present via Zoom and various County elected officials, employees, and members of the public present in person and via Zoom.

Public Meeting: Consideration of the Planning Commission recommendation to consider approval of the Shoreline Substantial Development Permit and Shoreline Conditional Use Permit No. SH2022-03; Pitt Site Trailhead; Applicant: Washington State Parks (Brian Patnode/Chelsea Harris).

Commissioner Zoller recused herself from the Public Hearing.

Associate Planner Denice Lee gave a brief overview of the Shoreline Substantial Development Permit and Shoreline Conditional Use Permit No. SH2022-03 for a Pitt Site Trailhead with the Applicant being Washington State Parks (Brian Patnode/Chelsea Harris)

Commissioner Anderson inquired about the placement of the parking lot. Washington State Parks Brian Patnode responded stating that they went through a thorough detailed analysis for the location that is most feasible due to environmental and cultural constraints.

Chairman Christopher inquired about conditions for final approval.

A discussion followed in regards to a gate. Chairman Christopher commented on the radius of the turnaround. Mr. Patnode stated that the turnaround was designed by a licensed Engineer with the radius in mind. Chairman Christopher inquired about trespassing and destroying the riparian area. Mr. Patnode stated that they have offered to put markers on the trail and will put signage on the trail head.

Chairman Christopher stated that he has concerns about items from public testimony that have not been addressed satisfactorily. Chairman Christopher stated issues with the SEPA, the removal of Oak habitat and signage. He recommended that they go back and work with the landowners. Mr. Patnode provided background on the SEPA, the removal of a very small percentage of Oak trees and the restoration with native vegetation. Mr. Patnode stated that the Shoreline permit is specific to this trailhead, not trail impacts and that State parks looked into records in regards to trespass dispatch calls along the State Trail and they were unable to find any. Mr. Patnode stated that Washington State Parks will continue to work with the landowners to address their concerns.

Planning Director Mo-chi Lindblad informed the Board that if they are not satisfied with the Planning Commission's recommendation then the Board can hold a Public Hearing to take testimony from the public as well as the applicant. During the hearing the State Park can address concerns that were stated, so the Board has more information on whether to approve or deny the application. Director Lindblad informed the Board that this permit is limited to the Shoreline jurisdiction and not the trail itself.

Commissioner Anderson stated that although he does not like the location of the trailhead, he sees how the restoration around the proposed trailhead will actually be enhanced.

**Motion (M/Anderson, S/Christopher. Passed unanimously):** for the Board of County Commissioners to schedule their own public hearing to take public testimony.

**Consent Agenda:**

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

- 1) **\*Resolution No. 03423** appointing Valerie Fowler to serve as Klickitat County's representative on the Columbia River Gorge Commission. Appointment is to an unexpired four (4) year term, expiring June 30, 2025; And Letter and Certificate of Appreciation to Sondra Clark for her past years of service as Klickitat County's representative to the Columbia River Gorge Commission.
- 2) **\*Concurrence to award bid and Small Works Contract (C06023)** for the Satus Pass Radio Site Equipment Installation between Klickitat County (Public Works) and Day Wireless. Day Wireless was the lowest responsive bidder with a total bid amount of \$143,216.93 including sales tax and Authorize Public Works Director to execute any change orders for this project due to unforeseen conditions up to 10% of the contract (\$14,321.69) for an aggregate of \$157,538.62.
- 3) **\*Concurrence to award bid and Small Works Contract(C06123)** for the Pioneer Center HVAC Replacement Project 2023 between Klickitat County (Public Works) and All Season's Heating and Air Conditioning. All Season's Heating and Air Conditioning was the lowest responsive bidder with a bid of \$120,686.75 including sales tax and authorize the Public Works Director to execute any change orders for this project due to unforeseen conditions up to 10% of the contract (\$12,068.68) for an aggregate of \$132,755.43.
- 4) **\*Resolution No. 03523** to adopt Klickitat County's Survey Monument Preservation Policy. RCW 58.24.040(8), RCW 36.86.050 and WAC 332-120 require county road departments to manage and protect survey monuments located within the county road rights of way. WAC 136-50-050 requires that a Survey Monument Preservation Policy be developed and shall be adopted by the county legislative authority
- 5) **\*Concurrence to award bid and Small Works Contract (C06223)** for the Klickitat County Courthouse HVAC replacement Project 2023 between Klickitat County (Public Works) and All Seasons Heating and Air Conditioning. All Season Heating and Air Conditioning was the lowest responsive bidder with a bid of \$75,188.30 including Sales Tax and Authorize the Public Works Director to execute any change orders for this project due to unforeseen conditions up to 10% of the contract (\$7,518.83) for an aggregate of \$82,707.13.
- 6) **\*Consultant Agreement between Klickitat County (Public Works)(C06323)** and Epic Land Solutions, Inc. for on-call Real Estate services including but not limited to providing complete real estate services beginning at scoping and conceptual levels, to appraisals, through negotiations up to submission of the final documentation.
- 7) **\*Letter to State Broadband Office Infrastructure Programs Manager** requesting a broadband rapid design study be performed utilizing the Washington State Broadband Office's partnership with GEO Design. The study would be utilizing funds available from the Department of Commerce.

**Voucher Certification and Payment Approvals:**

**\*Approved Warrants (M/Anderson, S/Zoller. Passed unanimously):** Accounts Payable: (#320513-320610) For a total of \$248,894.69 for the date ending March 20, 2023.

There were no Payroll warrants requiring approval.

**\*Approved (M/Anderson, S/Zoller. Passed unanimously):** Pay Estimate 1 to All Season Heating & Air Conditioning, Inc. for Klickitat County Courthouse HVAC Replacement Project 2022 in the amount of \$29,382.17 for materials on hand.

**1:50 PM Department Update/Report:**

Chief Probation Officer Courtney Cooke discussed the request to increase the Litter Supervisor position to full time and provided the data that was requested. Commissioner Anderson commented on using funds from the reimbursement from the Cities for court costs and recommended to hold over the discussion for a workshop.

**2:15 PM Miscellaneous Reports/Comments:**

Doug Kirchhofer and Nuveen Green Capital representatives Jessa Coleman, Shelby DuPont and Aidan McLaughlin: Presentation and discussion concerning the Commercial Property Assessed Clean Energy and Resiliency (C-PACER) Program.

Mr. Kirchhofer explained that he was looking into revitalizing the Sundoon project idea in the Dallesport area and the C-PACER program is a financing mechanism that is available to all property owners and developers of nonresidential throughout the county

Ms. DuPont, Manager of Nuveen Green Capital provided an overview of the C-PACER program in a Power Point presentation.

Chairman Christopher inquired about the amount of time needed for a County employee to spend on processing this program. Ms. Coleman explained how the program works and stated that it would take minimal time. A discussion followed in regards to new buildings and rehabs. Chairman Christopher explained that the board would have a discussion and let Nuveen know where they stand. Chairman Christopher stated that he has no interest in moving forward with the C-PACER program. Commissioner Zoller was grateful for the information provided but she declined. Commissioner Anderson stated that he believes the program has value but agrees with his seatmates.

**2:55 PM 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.

Commissioner Anderson commented on the complexity of the moratorium and EFSEC.

Commissioner Zoller commented on good planning and public input.

Chairman Christopher commented on the Energy Overlay Zone and read through a list of issues submitted for the record.

Commissioner Anderson presented 3 potential directions that could be taken in regards to the solar moratorium.

Chairman Christopher stated that he would like the Planning Director to prepare a Findings of Fact and provide a schedule for when Planning Commission hearings would be and put in place emergency interim ordinances.

Chairman Christopher commented that he would like to ask the Prosecutor if they can hire legal counsel.

The Board continued discussing the moratorium.

**Motion (M/Anderson, S/Christopher, passed unanimously)** to continue the Public Hearing to give the Planning Director time to draft a Findings of Fact, keeping record closed to public written or oral comment.

**3:55 PM New Business:**

Chairman Christopher commented on EFSEC wanting to use the County building for a meeting.

Sheri Bousquet commented on EFSEC using the County building.

Carol Magnusen commented on a ban on solar and wind energy

**3:15 PM Board Pending:**

Commissioner Anderson commented on court costs being paid by appropriate Cities. The Board discussed the calculation of the total number of court cases and the costs.

Chairman Christopher commented on House Bills that he will be in support of and opposed to and inquired if the Board would like to express support.

Chairman Christopher inquired about the Shoreline SEPA appeal and refunding appeal fees. Director Lindblad responded to Chairman Christopher's questions.

Chairman Christopher discussed creating a salary commission for all elected officials.

Director of Economic Development and Natural Resources Dave McClure announced that he is retiring.

HR Director Rob Van Cleave requested and received verbal approval to post for the Director of Natural Resources and Economic Development position.

**Motion (M/ Anderson, S/ Zoller. Passed unanimously)** to amend the agenda to include a workshop on Thursday, March 23, 2023 9am – 11am

**(4:37PM) Approved (M/Anderson, S/Zoller. Passed unanimously):** There being no further business before the Board, the meeting was adjourned until 9:00 AM on Thursday, March 23, 2023 for a workshop.

**Call to Order/Roll Call**

Chairman Christopher reconvened the meeting at 9:00 AM. All three (3) Commissioners were present.

**Workshop Session Agenda:**

**Review and discussion of the various projects that the Economic Development/Natural Resources Department is working on, and how best to reorganize the Department due to the Directors retirement:**

Attendance: Economic Development/Natural Resources Director Dave McClure, Human Resource Director Robb Van Cleave, HR Manager KC Sheridan, Economic Development Specialist Richard Foster, Economic Development Specialist Chelsey Jones, Natural Resources Specialist Jennifer Pew, Office Manager Lyn Zielinski, and Deputy Prosecutor Rebecca Cranston.

The Board began a discussion on filling the director position for the Economic Development/Natural Resources (ED/NR) Department due to Director McClure's announced retirement at the end of May. Director McClure provided an overview and timeline of his career with the County. Director Van Cleave advised that it will be challenging to find one (1) person with both skill sets.

Director McClure reported on County funds, Landfill dollars and grant funds that are used to fund the department, which was followed by a review of NR programs. Commissioner Zoller indicated that she has a list of NR issues she would like to address. Director McClure commented there are a lot of NR and ED issues coming to the County in the near future. Commissioner Zoller stated that the County needs to grow the NR Department.

Director McClure advised the biggest issue coming our way is water, currently instream rules are not a requirement, but will be in the future. Other big issues are water rights and water banking.

Discussion followed whether the County needs two (2) separate directors or one (1) director. Commissioner Anderson suggested creating a Community Services Department with one (1) director and place Economic Development, Natural Resources, Code Compliance and Solid Waste under it. Following discussion, Chairman Christopher stated that he could support that idea. Commissioner Zoller indicated that she would prefer to have two (2) Directors, one for Economic Development and one for Natural Resources. Following further discussion, the Board asked Director Van Cleave to work on an organizational chart as discussed.

**Columbia Gorge Regional Airport discussion related to in-kind services provided by Klickitat County:**

The Board discussed the City of The Dalles request for Klickitat County to pay half of costs associated with the financial management of the Airport.

The Board reviewed the City of The Dalles budget and the cost of in-kind services provided by Economic Development and Public Works for the Airport and came up with a preliminary dollar amount they felt was fair. Following further discussion, Chairman Christopher gave Mr. Foster direction to review his wage numbers and talk with Public Works to determine the cost of their services and to bring back updated figures to the Board.

**Board Pending:**

Planning Director Mo-chi Lindblad reported that she is working with the Planning Commission to begin the Comprehensive Plan update process. The Planning Commission will also be working to amend the zoning ordinance.

Director Lindblad advised she has been working on a draft resolution related to the Solar Moratorium public hearing, noting that the Prosecutor's Office is extremely busy and has advised they will not have time to review the resolution. Director Lindblad handed the Board a draft resolution for their review in preparation for the March 28<sup>th</sup> Public Hearing continuance. The Board had a brief discussion regarding the draft and then started to continue discussion. The Commissioner's Clerk advised the Board to end the discussion until the public hearing/continuation next Tuesday.

Director Lindblad requested and received direction to begin working on a draft request for proposals for a programmatic environmental impact statement to be used for multiple planning purposes.

The Board discussed the Prosecutor's notification regarding receiving gifts and the Board's request for approval for outside legal counsel.

Chairman Christopher reported that he attended the Bickleton pancake supper event.

**Approved (M/Zoller, S/Anderson. Passed unanimously):** There being no further business before the Board, the meeting was adjourned at 11:33 AM.

\*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 3.21.2023 Board of County Commissioner Zoom. 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**



4-4-2023

**Date**