

BINGEN CITY COUNCIL MINUTES

October 2, 2007

The meeting was called to order by Mayor Prigel at 7:00 p.m. Council members present: Terry Trantow, Tim Hearn, Sandi Dickey, Betty Barnes and Laura Mann. City Clerk Treasurer Jan Brending and Attorney Tad Connors were present. Audience: Jason Spadero, Ruth Winner, Jesse Burkhardt, Jake Anderson

Approval of Minutes – September 18, 2007

Sandi Dickey moved to approve the minutes for the September 18 city council meeting. Tim Hearn seconded the motion and it was unanimously passed.

Maple Street Reconstruction Design

Jan Brending and Brian Prigel presented final preliminary design for the Maple Street Reconstruction project. Jan Brending noted that SDS has provided several suggested modifications to the design which she has reviewed with Brian Prigel. Brending said she believes the modifications should be made to make accommodate SDS concerns regarding the Shore Drive, Lakeview Blvd., and Maple Street intersection.

Jan Brending said the city needs to proceed with final engineering so that the project can be bid out this year.

Jason Spadero, SDS noted that the driveway north of their office (south of the railroad tracks) on the east side of Maple should be asphalt as SDS has to move a heavy crane across that area to its property on the east side of Maple Street.

Brian Prigel asked Jason Spadero to provide some information to city hall regarding the type of equipment that will be going across the driveway so that the engineers can consider the needs.

Terry Trantow moved to authorize going ahead with final design including the proposed modifications by SDS Lumber to the Shore Drive, Lakeview Blvd., and Maple Street intersection. Betty Barnes seconded the motion and it was unanimously passed.

Broughton Landing Project

Jan Brending said the city council has the latest information regarding the Broughton Landing project in the council packets.

Brian Prigel noted that at the last council meeting it was suggested that the city comment to the Columbia River Gorge Commission on the proposed management plan amendment as it relates to the Broughton Landing project. He said that at that time he recommended city council members read the language of the proposed plan amendment.

Jason Spadero said the city of Bingen had previously sent a letter of support for the Broughton Landing project. He said Broughton Lumber has submitted information to the Gorge Commission related to a financial analysis and the company's concerns regarding the proposed amendment. Spadero said the amendment would limit the development to 210 units total. He said that level of development is not economically feasible and feels that the proposed amendment is flawed. Spadero said that if the amendment is passed as drafted the Broughton Landing project will not happen. Spadero said the Broughton Landing plan calls for 245 residential units and 35 camp sites for a total of 280 units.

Betty Barnes asked if the current plan for Broughton Landing has changed since it was presented to the Bingen city council. Jason Spadero said no.

Laura Mann asked if the main lodge will have overnight hotel rooms. Jason Spadero said no, it is a resort development and not a typical hotel.

Jason Spadero also noted that the development would be limited based on square footage versus looking at total mass. He said that square footage will be exceeded long before exceeding total mass.

Laura Mann made suggestions regarding a letter of support.

Betty Barnes moved that the city council send a letter to the Columbia River Gorge Commission supporting the Broughton Landing project addressing the following items (1) Broughton Lumber

Company addressed the city's concerns regarding the level of retail space; (2) the Broughton Landing project will help the retail economy of the area; (3) the phase development is proportionate to the resource enhancements; (4) the project cleans up the Broughton Mill site which is what the Scenic Area Act calls for; (5) if the site had been developed as proposed the recent fire would not have been as destructive because the lands would have been maintained; and (6) Broughton Lumber Company have been good stewards of the area. Terry Trantow seconded the motion and it was unanimously passed.

Jason Spadero said those are all excellent points. He said the project has to be economically viable. He said he feels the Gorge Commission also needs to hear that there has been a change in the economics of the area from timber and agriculture to tourism.

Betty Barnes said that the change has impacted maintenance of roads and funding for schools. She said timber dollars need to be replaced with other income.

Betty Barnes said that she would encourage council members to send individual letters.

Brian Prigel noted that the letters should identify that it is the opinion of the letter writer and not a representative of the city.

Preliminary Survey – Proposed Land Exchange, SDS and City of Bingen

The city reviewed a preliminary survey for the proposed land exchange between SDS and the City of Bingen. Jason Spadero noted that the exchange is equal acreage so there is an assumption that there is equal value.

The city agreed to proceed with the final survey.

Personal Services Contract – Anderson Perry & Associates, Maple Street Reconstruction

Jan Brending presented a proposed amendment to the personal services contract with Anderson Perry for engineering services on the Maple Street project. She said the amendment provides for an extension of the length of the contract and provides for an increase in the contract price by \$38,645. Brending said the city has asked for numerous redesigns and surveying work related to the project.

Betty Barnes moved to approve the amendment to the contract with Anderson Perry & Associates. Tim Hearn seconded the motion and it was unanimously passed.

Personal Services Contract – Bell Design, 400 W. Steuben Storm Water Drainage

Jan Brending presented a proposed personal services contract with Bell Design for final engineering and construction engineering related to the 400 W. Steuben Storm Water Drainage project. She said the contract price is \$15,129. She said the funding will need to come from the Community Development fund.

Tim Hearn moved to approve the personal services contract with Bell Design for final engineering and construction engineering services for the 400 W. Steuben Storm Water Drainage project with an amount not to exceed \$15,129. Terry Trantow seconded the motion and it was unanimously passed.

Personal Services Contract – Bell Design, Bio Solids Wall

Jan Brending presented a proposed personal services contract with Bell Design for construction engineering related to the Bio Solids Wall project. She said the city has a previous contract with Bell Design but because of the decision to delay the project and rebid the contract lapsed. She said the contract price is \$2,275.

Tim Hearn moved to approve the personal services contract with Bell Design for construction engineering services for the Bio Solids wall project with an amount not to exceed \$2,275. Laura Mann seconded the motion and it was unanimously passed.

Treasurer's Report – August 2007

Jan Brending presented the treasurer's report for August 2007. She said the Bingen Treatment Plant fund is in the red because the City of White Salmon had not paid any ERU funding for 2007. She said she contacted White Salmon and has since received payment through August. Brending said she has asked White Salmon to make the payment on a monthly basis.

Laura Mann moved to accept the August 2007 Treasurer's Report. Tim Hearn seconded the motion and it was unanimously passed.

Old Business

Proposed Amendments to Interlocal Agreement

Betty Barnes said she thinks it would be appropriate for the city council to again formally approve the proposed amendments to the interlocal agreement.

Jan Brending said the proposed amendments along with the joint committee meeting minutes and letter from the city regarding support for a fully-manned policed department were included in White Salmon’s city council packets.

Betty Barnes moved to adopt the proposed amendments to the interlocal agreement for law enforcement services. Laura Mann seconded the motion and it was unanimously passed.

Laura Mann asked if a chief examiner had been appointed.

Jan Brending and Betty Barnes said that they believed that did happen.

Mayor and Council Member Comments

Steuben Street Crosswalks

Jan Brending said she has walked Steuben Street to look at the crosswalks. She said she asked the contractor to address a couple of areas that hadn’t been repaired. She said they should be finished in the next day.

SR 35 River Crossing Feasibility Study

Brian Prigel said the group working on the SR 35 River Crossing is trying to determine how to use the federal funds that have been appropriated and where the project should go from here. He said that RTC put together a meeting with elected officials from local government in the region to hear from them about how to move the project forward. Prigel said nothing came out of the meeting but everyone agreed to meet again in November. He said the Oregon side seems less concerned about the issue than the Washington side. Prigel said because the types of documents associated with the project have a shelf life it is important to make a serious move to keep the project alive.

Bingen Water Rights Applications

Jan Brending noted that the Department of Ecology received an objection to the city’s applications to add White Salmon’s wells to its water rights. She said the council has been provided a copy of the objection. Brending said Alan Schroeder, Anderson Perry, will be addressing the objection if the “Record of Examination” that is prepared for each application.

Maple Street Reconstruction Project

Laura Mann asked if the city has asked for financial assistance from Klickitat County for the Maple Street project. Brian said not at the present time but if the project begins to see overruns than he will recommend approaching the county.

Vouchers

Vouchers audited and certified as required by RCW 42.24.080 and expense reimbursement claims certified as required by RCW 42.24.090 as of this date October 2, 2007. The council by unanimous vote does approve for payment the following list: checks 9272 through 9300 totaling \$64,880.08 and payroll checks 9260 through 9271 and 9301 totaling \$19,327.69 for a grand total of \$84,207.77. Current - \$58,998.19; Street - \$3,022.32; Community Development - \$2,940.00; Water – \$5,479.88; Sewer - \$1,433.85; Treatment Plant - \$6,291.65; Dallesport Treatment Plant – \$5,621.88; and Sewer Construction and Maintenance - \$420.00.

The council adjourned at 8:20 p.m.

City Clerk

Mayor