



SUMMARY OF THE MINUTES TOWN COUNCIL

Thursday, February 1, 2024 – Council Chambers – Afternoon Session

CALL TO ORDER

Mayor Jackson called the regular session of the Town Council to order at 12:00 p.m.

ROLL CALL

Councilmembers: Steve Hushebeck (Position No. 1), Richard Geffen (Position No. 2), Mason Turnage (Position No. 4) and Barbara Starr (Position No. 5). Anna Maria de Freitas (Position No. 3) was excused.

Mayor, Raymont Jackson; Town Administrator, Denice Kulseth; and Finance Director, Bethany Berry. Clerk, Amy Taylor was absent.

FLAG SALUTE

Mayor Jackson conducted the flag salute.

PUBLIC ACCESS TIME

John Moalli, Board Chair SJI Community Foundation, spoke in support of the SJC Home Trust and affordable housing. Mr. Moalli urged the Council to allow a design variance for the Holliwalk Development.

Kelly Balcomb-Bartok, Town resident, encouraged the Council to support the SJC Home Trust and affordable housing.

ACTION AND DISCUSSION ITEMS

African American History Month

At 12:11 p.m., Mayor Jackson acknowledged African American History Month.

Administrative Appeal – Holliwalk Development

At 12:14 p.m., Mayor Jackson continued the Administrative Appeal hearing for the Holliwalk Development. Community Development Director Ryan Ericson stated that a date for the hearing appeal is dependent on the review of the design variance application and process. The Administrative Appeal may get dismissed if the design variance is approved. No action was taken.

PUBLIC HEARING – Six-Year Transportation Plan Amendments

At 12:16 p.m., Mayor Jackson opened the public hearing for amendments to the 2023-2029 Six Year Transportation Improvement Plan. Hearing no public testimony or comments from the Council, the Mayor closed the public hearing. No action was taken.

Sheriff's Report

At 12:18 p.m., Mayor Jackson invited Sheriff Eric Peter to provide an annual report for year 2023. Sheriff Peter listed statistics in Town and San Juan Island compared county-wide. Discussion followed regarding crime rates, trends and bills before the legislature. Sheriff Peter noted that San Juan County is ranked 51st in the nation for ratio of deputies to residents per capita. The Council thanked Sheriff Peter.

50 Spring Street

At 12:47 p.m., Mayor Jackson opened discussion of building design for 50 Spring Street. Community Development Director Ryan Ericson presented two options provided by the developer for the cornice profile of the building. Discussion followed regarding the options. Council consensus that either option was acceptable, however Option #1 was preferred. Mr. Ericson will inform the developer.

ADMINISTRATOR’S REPORT

At 12:52 p.m., Administrator Kulseth reported on the following:

- Fire Equipment – The Council was asked if there was a plan for the antique fire equipment. Council consensus to revisit the talk of displaying the equipment.
- Biosolid PFAST Study – Town will participate in a biosolid PFAST study. This one-time sampling event is no cost to the Town. Town will receive results before released to the public.
- Sunshine Alley Restrooms – Town is receiving quotes for repairs at the public restrooms. Several tiles under failing commodes need repair.
- Vacancy Tax – Town discussed a vacancy tax with counsel. Legal minds reported that a vacancy tax used for vacant commercial space or vacant rentals would not likely gain traction in Washington State. Discussion followed regarding vacation rentals with state restrictions and town allowing them in commercial districts only.
- Affordable Housing Funding – Town received confirmation from SJC Housing Coordinator Ryan Page that Town residents aren't different than county residents with what they pay to the Home Fund REET. Funding sources that the County utilizes, that Town residents contribute, are the Home Fund REET, Affordable Housing Tax and Auditor Filing Fees. Mr. Page provided statistics that Town generated 45% of the revenues.
- Cease-and-desist Letter - Attorney Kenyon confirmed that cease-and-desist letter from Foster Garvey PC on behalf of Michael and Jennifer Thomas was disclosable.
- Drought Alert - July drought alert is still active pursuant to Dept of Ecology notice today.
- SJC Fairgrounds Water - Town will meet with the County tomorrow regarding water concerns for the fairgrounds, serving out of town customers with vacation permits and hauled water.
- Employee resignation - Don Reitan has submitted a resignation letter. Mr. Reitan will be relocating to Oregon.

CONSENT AGENDA

Moved by Hushebeck, seconded by Starr, to adopt the Consent Agenda dated February 1, 2024 as follows. Motion passed 4-0 with de Freitas absent.

- Resolution No. 2837 – Awarding a bid to Loberg Roofing, Inc. for roofing repairs at Town Hall and authorizing the Mayor to execute a base bid contract in the amount of \$50,090, excluding sales tax, and associated construction documents.
- Claim warrants: #60536 to 60555; dated January 18, 2024; in the amount of \$80,176.50.
- Claim warrants: #60556 to 60582; dated January 25, 2024; in the amount of \$430,788.49.

FUTURE AND NON-AGENDA ITEMS

Councilmember Starr requested that Council discuss out-of-town water hauling. Brief discussion followed regarding an agreement with Hannah Heights and general sales. Administrator Kulseth confirmed that bulk water sales will be addressed immediately following the Fairgrounds issue.

CITIZEN RESPONSE

Kelly Balcomb-Bartok, Town resident, discussed affordable housing

Jim Geotz, SJC Home Trust President, urged the Council to make timely decisions for the Holliwalk decision due to reoccurring costs associated with grant funding. Community Development Director Ryan Ericson stated that the Holliwalk appeal and other applications are being processed as quickly as possible. Mr. Ericson noted that the

department cannot issue occupancy permits until the Home Trust completes the checklist items and requests final inspections.

ADJOURNMENT – Hearing no further business and no objection, Mayor Jackson adjourned the meeting at 1:45 p.m. The next regular meeting is scheduled for Thursday, February 15, 2024 2024 at 12:00 p.m.

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These minutes were approved by motion of the Town Council . The original document is retained by the Clerk in the Town Council’s permanent records. Attest: Amy Taylor , Town of Friday Harbor Clerk