



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.

10 Mayor, Raymont Jackson; Town Administrator, Denice Kulseth; and Finance Director, Bethany Berry. Clerk, Amy
11 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.

20 Kelly Balcomb-Bartok, Town resident, encouraged the Council to support the SJC Home Trust and affordable
21 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

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

PUBLIC HEARING – Six-Year Transportation Plan Amendments

34 At 12:16 p.m., Mayor Jackson opened the public hearing for amendments to the 2023-2029 Six Year Transportation
35 Improvement Plan. Hearing no public testimony or comments from the Council, the Mayor closed the public
36 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.

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50 Spring Street

45 At 12:47 p.m., Mayor Jackson opened discussion of building design for 50 Spring Street. Community Development
46 Director Ryan Ericson presented two options provided by the developer for the cornice profile of the building.
47 Discussion followed regarding the options. Council consensus that either option was acceptable, however Option
48 #1 was preferred. Mr. Ericson will inform the developer.

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ADMINISTRATOR'S REPORT

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

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

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CONSENT AGENDA

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

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

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FUTURE AND NON-AGENDA ITEMS

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

86

CITIZEN RESPONSE

87 Kelly Balcomb-Bartok, Town resident, discussed affordable housing

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

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

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

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