

**KETTLE FALLS CITY COUNCIL MEETING**  
**JUNE 6, 2023**

**CALL TO ORDER**

Mayor Jesse Garrett called the meeting to order at 7:00 p.m.

**ROLL CALL**

Jesse Garrett, John Ridlington, Dale Drake, Chris Shurrum and Wayne Wardlow. Michael Weatherman was absent.

Council Member Dale Drake made a motion to excuse Council Member Michael Weatherman from the meeting. Council Member John Ridlington seconded the motion. Motion carried by all. Council Member Dale Drake - yes, Council Member John Ridlington - yes, Council Member Chris Shurrum - yes and Council Member Wayne Wardlow - yes.

**STAFF**

Staff - Dave Willey, Brandon Hoover, Phil Adams, Larry Kulesza, Logan Worley and Raena Hallam.

Guests - Alicia Ayers Via Phone, Bill Berrigan, Kathy Berrigan, Jody Emra, Nick Gourlie, Ken Hendrix and Diane Hendrix.

**ANNOUNCEMENTS AND MAIL RECEIVED**

As there were no Announcements and Mail Received, City Council moved on to Public Comment.

**PUBLIC COMMENT**

**WATER HOOKUP - MR. DANE WARNER - SUNSET WAY**

Mayor Jessie Garrett asked if Mr. Dane Warner was present. Mr. Dane Warner was not present.

Council Member Dale Drake asked why a water hookup is being discussed with a water moratorium in place.

Mayor Jessie Garrett stated Mr. Dane Warner requested to be on the agenda and is aware of the water moratorium. He explained Mr. Warner acknowledged that he missed the deadline but wanted to ask for a waiver. However, until the water rate study is complete and discussed, the water moratorium should stay in effect.

**WATER RATE STUDY**

Mayor Jesse Garrett stated the water rate study is progressing. He explained data has been collected, however the people working on the water rate study are having difficulties compiling data in a useful format.

Council Member John Ridlington stated in relationship to the Housing Action Plan the city has not looked at the density increase aspect for intentional growth within the city limits, however the increase of the density can have a potential effect on the study. Mayor Jesse Garrett agreed and suggested looking at the Water Rate Study when the city implements the Housing Action Plan.

**PUBLIC HEARING - KETTLE FALLS HOUSING ACTION PLAN**

City Attorney Logan Worley read the Mayor's Checklist for Public Hearings to discuss the Kettle Falls Housing Action Plan.

Mayor Jesse Garrett stated for the record this meeting is a City Council Meeting, even though there are Planning Commission Members present. It is not to be considered a Planning Commission Meeting and there will be no discussion between the Planning Commission Members as it is not a Regular Planning Commission Meeting.

Clerk/Treasurer Raena Hallam stated the Planning Commission received a grant to create a Housing Action Plan last June. The Planning Commission has been working on the Housing Action Plan using public surveys and public comments. It is to be adopted by June 30, 2023. She explained there was a Workshop on May 8, 2023. She explained the Planning Commission has forwarded it to the City Council for adoption.

Mrs. Jody Emra, 360 W. 6<sup>th</sup>, Kettle Falls, WA, stated she is one of the Kettle Falls Planning Commission Members. She explained the Special Planning Commission Meeting on May 22, 2023, was strictly for the Housing Action Plan. The Planning Commission Members discussed several necessary changes to be made to the Housing Action Plan during this meeting and it still needs to be edited as she noticed one of the changes that was requested to be changed was not changed. However, the Planning Commission Members voted at the last meeting to forward the Housing Action Plan to the City Council with their recommendation to adopt.

Mrs. Alicia Ayers stated the Planning Commission has made some specific changes to the language around specific housing. The wording for tiny homes needs to be broader.

Mayor Jesse Garrett stated the Housing Action Plan is a procedure plan the state has requested. It is a step that allows access to funding. The Housing Action Plan is not to be considered final but a guide and tool. He explained the Housing Action Plan will continue to be modified and evaluated as it continues to be implemented. However, until the plan is in place it is hard to adjust something that you don't have.

City Attorney Logan Worley opened the Public Hearing to Public testimony:

Mr. Larry Kulesza, 530 Juniper, Kettle Falls, WA, stated there is a false deadline date of June 30, 2023, attached to the adoption of the Housing Action Plan. As a Planning Commission Member, he contacted the Department of Commerce on May 24, 2023, to inquire about a possible extension to the HAPI grant. On May 25, 2023, the Department of Commerce returned his call. The person with the Department of Commerce informed him that an extension of September 30, 2023, was still possible without any financial liability to the city. Furthermore, Mr. Kulesza is asking the City Council to make a motion to extend the Housing Action Plan until the end of September to allow more time to make the necessary changes. He explained strategy 3 and the word tiny homes was supposed to be removed, which was discussed at the last Planning Commission meeting.

Mr. Kulesza stated there is new land development starting at Singer's Addition. He stated in all his research on new land development there needs to be public engagement with the surrounding neighbors prior to the development in some way or another. Furthermore, he stated relying only on the legal standpoint does not show very good faith from the city.

Mr. Bill Berrigan, 1220 Josephine Rd, Kettle Falls, WA, stated he is directly across the street from the new development on Singer's Addition and did not receive any notices or information regarding what was taking place. He explained the law states he should have been notified in some way. Furthermore, he stated the legal aspect of the situation was not followed and there are three professional foresters present to answer any questions about what is happening compared to what was told to the city.

Mayor Jesse Garrett stated he appreciates Mr. Berrigan's comments; however, that matter is not directly related to the Housing Action Plan. He explained it is a valid comment, but a separate issue. Furthermore, the process for that development has been established through the Department of Natural Resources not the city.

Mr. Berrigan stated the city should have been involved with the process. He explained the Planning Commission should have been approached with the process and for those reasons the city fell down on the job.

Mr. Ken Hendrix stated the first he heard about the Singer's Addition plan was a couple of days after the property was sold and then the tree cutters came in. Mr. Hendrix asked if the Housing Action Plan was made public for people to read. He stated it sounds like the point of this meeting is the city is going to adopt the plan. Mayor Jesse Garrett stated it is only being introduced not adopted.

Mr. Hendrix asked if the Housing Action Plan was made public for people to read to understand what it all entails.

Clerk/Treasurer Raena Hallam stated yes. She stated if anyone would like a copy, she can have one available in the morning. Furthermore, she explained the updates for the Housing Action Plan have been posted on the city website during the process. She stated she also had copies of the strategy part if anyone wanted a copy.

Mrs. Jody Emra stated the Planning Commission Members just received a draft copy of the Housing Action Plan; however, she doesn't see the changes or recommendations decided at the last Planning Commission Meeting.

Mrs. Alicia Ayers stated the changes should have been incorporated, if not, those can be corrected. She explained the Planning Commission has reviewed the previous document. However, she stated it will need to be reviewed to see which pieces are missing, and it can be revised.

Mr. Nick Gourlie, 825 Larch Street, Kettle Falls, WA, stated this version of the Housing Action Plan is an old draft, there is a new version that the planning commission has received in an email. This version is prior to the last meeting.

Mr. Larry Kulesza stated with everything that has been discussed makes the point we are not ready to introduce the ordinance. He

again recommended passing a motion to extend the Housing Action Plan until the end of September.

Council Member Wayne Wardlow stated the version of the Housing Action Plan that is posted on the city website does not reflect any of the recent changes from the Planning Commission. Clerk/Treasurer Raena Hallam stated the updated draft of the Housing Action Plan was just received this evening.

Council Member Wayne Wardlow asked if anyone has seen the changes the Planning Commission discussed at their last meeting. Clerk/Treasurer Raena Hallam stated no.

Council Member Wayne Wardlow asked if the purpose of the public hearing tonight is so the public can hear and discuss any possible changes. He stated the public has not had the opportunity to see any of the changes, so based on the information I make a motion. Mayor Jesse Garrett stated no motions are to be made during public comment.

City Attorney Logan Worley closed the Public Hearing for the Kettle Falls Housing Action Plan.

#### **SINGER'S ADDITION DEVELOPMENT**

Mayor Jesse Garrett asked Mr. Berrigan and Mr. Hendrix if they had any further comments on the Singer's Addition development. Mr. Berrigan asked how much history the city needs.

Mayor Jesse Garrett asked City Superintendent Dave Willey to give an update on what the city knows about the Singer's Addition development.

Public Works Superintendent Dave Willey stated the city received a notice the day they started logging. He explained that as far as the city understood the FPA was in place, water & sewer lines were checked and DNR paperwork was in place. He stated the city has no jurisdiction over logging in town. He explained it is no different than when New Tec started the process with their development.

Mr. Berrigan stated, don't get me started. He explained NewTec's process was legal in both situations and had the right to do it but also had the right to be stupid. He stated he supervised that lot and had left a buffer of trees around the area which makes that situation completely different from Singer's Addition.

Public Works Superintendent Dave Willey stated the city's representation does not have jurisdiction on the Department of Natural Resources.

Mr. Berrigan stated the city has a Planning Commission that has rules and regulations on how properties are developed. He explained this property is a residential property.

Clerk/Treasurer Raena Hallam stated the Department of Natural Resources did do a SEPA review and some of the neighbors received it and made comments. She explained the deadline was May 2, 2023. The Department of Natural Resources went through and obtained permits to move forward. Furthermore, she explained the Planning Commission will review the development, however, they are not at that point yet. She stated it is not required for the property owner to come to Planning, until they have their development plan.

Mr. Berrigan stated he isn't talking about the development part at this point, but he thought the city had a Planning Commission which dealt with the structure based on what is adopted. He stated it seemed to be a little pushy all at once without it being revised through the City's Planning Commission.

Clerk/Treasurer Raena Hallam stated there is a very good Planning Commission working for you and doing exactly what they are supposed to.

Mr. Berrigan stated that is not what he is saying. He explained it all seems to be moving fast and the same with the June 30, 2023, deadline for the Housing Action Plan. He explained with the comments tonight it sounds like the city needs to get the extension to the end of September to give everyone a chance to review the materials. Furthermore, he stated the property owner had the right to cut every tree down on Singer's Addition, but he thought the city had development restrictions in the plan to follow but sounds like there is not.

Mr. Hendrix stated he has lived here for 30 some years and the population has grown maybe three hundred people in that time frame. He asked if there is data to show the flex of people in that area with this development.

Mayor Jesse Garrett stated in front of the Housing Action Plan there is a housing assessment plan that was done. He explained the data collected was used by the contractor to develop the plan, however it does not mean the property has to be used for

tiny homes or multi-units housing. Furthermore, the city is not locked into anything with the Housing Action Plan, but it is the plan to follow if need be and allows the city to apply for development grants. He explained without a Housing Action Plan the city will not be able to apply for any grants. The Housing Action Plan is a guide to support any new development moving forward if the opportunity arises.

Mr. Hendrix asked if a copy of the planning development growth was available to review. Clerk/Treasurer Raena Hallam stated she would get him a copy.

Mr. Hendrix stated he lives on Singer's Addition and understands the planning part, however, his concern is the possible development growth on Singer's Addition will take away the reason he moved here.

Mr. Kulesza stated the Comprehensive Plan was updated in 2020 and the data used to project the growth is seventeen percent in the next 20 years which is 10 people per year. He explained the Comprehensive Plan takes precedence over the Housing Action Plan.

City Council Member Wayne Wardlow stated one of the things the city is trying to address is there are young working people wanting to live in Kettle Falls but can't afford to. He explained the city would like to accommodate those folks in a way so they can own property until they can build some equity and afford to move into something bigger. Furthermore, the city wants to retain the talent here, but the young kids move away to large population places.

Clerk/Treasurer Raena Hallam stated she would like to read the ordinance that is to be introduced this evening. It specifically says the strategies and action identified in the Housing Action Plan are recommendations and each action undertaken will be subject to its own public process of review and adoption. She explained any changes will have its own public process, public review, and public hearing.

#### **CONSENT AGENDA**

#### **COUNCIL MINUTES FOR MAY 2 & 8, 2023 AND MAY, 2023 VOUCHERS AND PAYROLL**

Council Member Wayne Wardlow made a motion to approve the Consent Agenda by title only. Council Member John Ridlington seconded the motion. Motion carried by all. Council Member

Wayne Wardlow - yes, Council Member Chris Shurrum - yes, Council Member John Ridlington - yes and Council Member Dale Drake - yes.

### **STAFF REPORTS**

#### **PUBLIC WORKS**

Public Works Superintendent Dave Willey reported Well #2 is up and running. He stated they will start pavement patching in town tomorrow if they can find enough cones. There were twenty-six cones, barricades, and crossovers for electrical on sidewalks stolen over the weekend. Furthermore, he has been working with Stevens County on the chip sealing project in town that will be taking place on 7<sup>th</sup>, 8<sup>th</sup> 9<sup>th</sup>, Oak and Juniper from the 4-way stop to Stevens County line.

Mayor Jesse Garrett asked Public Works Superintendent Dave Willey to thank the City Crew for all the work they did for Town and Country Days.

#### **FIRE DEPARTMENT**

Fire Chief Phil Adams stated there have been seven calls. He explained one was a gas leak, three false calls due to carbon dioxide and smoke detectors malfunctioning, two brush fires and one traffic accident.

#### **POLICE DEPARTMENT**

Officer Brandon Hoover stated there have been over sixty calls since the last meeting. He explained Officer Sean Kelly is back and working Friday through Monday nights. He stated he'll be working Tuesday through Friday.

City Council Wayne Wardlow thanked Officer Hoover for the great job he did at Town and Country Days as well as the Sheriff's Department.

#### **WATER STUDY**

Clerk Treasurer Raena Hallam stated the water study is still in progress and more data is being sent.

#### **PLANNING DEPARTMENT**

Planning Assistant Larry Kulesza stated the Housing Action Plan amendments were discussed at the May 22, 2023, planning Commission Meeting. He explained there was much discussion for



suggestion of improvements, including eliminating strategy three. He stated there was a lot of discussion on how much the document could be amended, but the point was made repeatedly by SCJ Alliance that the June 30, 2023, deadline prevented all the minor changes. He explained the 2023 goals were reviewed and they discussed either doing an ordinance or a re-write on the Comprehensive Plan for Title 17 update, however, the Title 17 date was extended until the next Planning Commission Meeting.

Planning Assistant Larry Kulesza stated he met with the Utility Committee for an update of the Water Rate Study and the timeline from the start to completion was February 15, 2023, to June 15, 2023, but currently it is still in progress.

Public Works Superintendent Dave Willey asked Planning Assistant Larry Kulesza what update he received.

Planning Assistant Larry Kulesza explained Public Works Superintendent Dave Willey and Clerk/Treasurer Raena Hallam were both included on the email with the update. He stated he is using that email as an update for the Utility Committee as he has not received any other information.

#### **HOUSING ACTION PLAN**

Mrs. Jody Emra stated the confusion for her is the Planning Commission made recommendations and changes to the Housing Action Plan, but they do not reflect on these documents. She explained the Planning Commission voted to recommend the City Council to consider passing the updates, however as it stands right now the changes made are not reflected on these documents and it would not be right to ask City Council to vote if the document is still not accurate.

Council Member Dale Drake asked Mrs. Jody Emra if the Planning Commission is recommending the City Council to except the Housing Action Plan draft. Mayor Jesse Garrett stated that question is for a later time.

Mrs. Jody Emra stated all she knows is what took place at the last Planning Commission Meeting.

Clerk/Treasurer Raena Hallam stated the Planning Commission has a public meeting next week and the City Council has the option to continue the public hearing at their regular meeting on June 20, 2023, to introduce the ordinance. She stated hopes the changes and proper documentation are available and then the

Planning Commission can decide to rescind their motion or make another motion.

### **COMMITTEE REPORTS**

#### **UTILITIES COMMITTEE**

Council Member Dale Drake stated the Utility Committee met yesterday in hopes to have an update on the Water Rate Study. However, he stated they have not received any information in a long time regarding the Water Rate Study. He explained the last thing he heard was Rita was waiting for information from the city but was not getting any and the complete date was within a week. He stated Mr. Kulesza told him Rita received some information last week but needs more from the city to get the rate study complete. He stated he thinks the city needs to double down and make sure they get the information that is being requested so they can do their job, so then we can do ours. He stated people are looking for water hook-ups and this process is just dragging it out.

Mayor Jesse Garrett stated the information you are receiving does not fit with what he sees in the office. He explained the information was sent to Rita originally and then sent back to the city with questions. Furthermore, they were not doing what the city asked them to do, with how the process went and how it is identified. He stated Rita came back confused with the information, so the staff put many hours putting a format together for them. He explained City Council Member Dale Drake's comment stated the city's staff is falling down on the job. He stated the staff has answered these people's questions all the time. Furthermore, the information was explained to them, and the information came back again. He stated the city staff had conference calls and emails exchanges back and forth but may not go to Mr. Kulesza or the Utility Committee.

Council Member Dale Drake asked why the city hasn't let the Utility Committee know about what has been going on.

Mayor Jesse Garrett stated this is the first time you have mentioned that you have not received any information and I'm sorry you didn't, however the information that was being gathered is administrative information and not to be evaluated or discussed at this time.

Council Member Dale Drake asked how does the city expect the Utility Committee to do their job if the information is not

provided to them. Mayor Jesse Garrett stated the Utility Committee's job is when the information is collected and correct. He explained when the city receives the final numbers then the Utility Committee will also receive them.

### **POLICE/FIRE COMMITTEE**

Council Member Dale Drake stated he noticed an old police car parked on Oak Street. For the first 24 hours it seemed to slow people down but needed to be moved around every 24 hours. Furthermore, he was surprised the city still had this police vehicle because when Mr. Chris Courchene was chief the City Council instructed him to move forward and surplus them. He explained the Police Department has thirteen police vehicles but only has three officers. He stated he looked at the tires on this vehicle and feels there is some value in them, but they are just sitting and rotting into the ground like the other vehicles. He stated something should have been done five years ago but here we are bringing it up again. Mayor Jesse Garrett stated he'll pursue it.

Officer Brandon Hoover stated he did an inventory on all the vehicles; the list consist of:

Blue Taurus-301 drives.

Taho- After getting upgraded the chief will drive.

The next three Crown Victoria on list- Not sure where they are.

2009 White Crown Victoria- Is a good spare.

Old 1999 Crown Victoria- Is at the Wastewater Treatment Plant needing to be stripped then surplus.

Dodge Charger- Officer Brandon Hoover drives.

Taho- Officer Sean Kelly drives.

Blue Crown Victoria- Parked in storage bin, still good condition, but not sure how many miles is on it. Was in the process of surplus last year.

Ford Expedition- Is parked on Oak. Yes, it should be moved every so often. Was Officer Sean Kelly's idea, which he needs props for.

Ford Expedition- Not sure where it is but thinks this was the one in the vehicle accident years ago.

Ford Explorer- Has not seen.

Mayor Jesse Garrett stated Officer Brandon Hoover's vehicle list needs to be updated and then figured out where the rest of the vehicles are.

Officer Brandon Hoover stated there are eight total vehicles and three that can be surplused.

Council Member John Ridlington stated the Ford Explorer was sold in auction.

Public Works Superintendent Dave Willey stated several were sold by auction a few years ago including a garbage truck and a few pick-up trucks. He explained Chief Michael Gettys and himself were working on surplusing several of them for a year. Furthermore, he was working with Scott McClintock with Washington State Surplus, but a police vehicle can't be sold until all the emblems are removed. Furthermore, both the Police Department and the Public Works Department have been shorthanded, and no one has had time to remove them.

Council Member Dale Drake asked if anyone has checked with the Kettle Falls School Shop Class to see if they would want to do it as a project. Public Works Superintendent Dave Willey said no, they have lots going on.

#### **KETTLE FALLS FINANCE COMMITTEE**

Council Member John Ridlington stated the Finance Committee met with Clerk/Treasurer Raena Hallam to review the annual report and feels the city is ready for a Washington State Audit. He explained the process is complicated, but Raena knows what she is doing and is very thorough.

#### **KETTLE FALLS SWIMMING POOL**

Council Member John Ridlington reported the Friends of the Pool received an invoice from Lebo's Plumbing. He explained Lebo's Plumbing has completed most of the plumbing work on the pool, which includes the pool house, and everything is starting to come together.

Council Member Wayne Wardlow stated they continue to do Lifeguard training for Kettle Falls kids and next weekend he'll be spending three days in Airway Heights for Lifeguard Instructor training. He explained after his Lifeguard Instructor training, he'll be able to do lifeguard training here instead of kids having to drive to Spokane.

#### **TOWN & COUNTRY DAYS**

Council Member Wayne Wardlow stated Town & Country Days was a success and double the number of people there has ever been.

Furthermore, he wanted to thank the City Crew for staying on top of everything and wanted to thank the city for allowing him to use the golf cart.

### NEW BUSINESS

#### PERSONNEL POLICY SECTION 7-12-COST OF LIVING INCREASE

Mayor Jesse Garrett stated last October the cost-of-living increase was eight percent, however the current written ordinance states the employees are either granted the full COLA percentage or not at all. He explained the purpose of this discussion is to update the ordinance to allow a set procedure if necessary and to provide a reasonable amount for the cost-of-living increase, but also maintain a working city budget.

Mayor Jesse Garrett read proposed language for personnel policy chapter **7-12. Cost of Living Increase and suggestions.** (Copy on file)

Council Member Wayne Wardlow suggested a specific percentage or adding a reduction to three quarters (3/4) of COLA to allow some leeway.

Mayor Jesse Garrett stated yes, the reason there is a half (1/2), and one-third (1/3) reduction is because the COLA is an average of the CPI index for the month and easy to calculate. He asked Clerk/Treasurer Raena Hallam if she was okay with adding a reduction of three quarters (3/4). Clerk/Treasurer Raena Hallam stated yes.

Council Member John Ridlington asked at what point do we know, or will we know what the city's income from property taxes collections will be as that will be the base of the budget.

Mayor Jesse Garrett stated when the budget proposal is given to council the projected income will be provided at that time for review and can be adjusted as necessary.

Council Member John Ridlington asked will the COLA issue and the budget cycle be reviewed together. Mayor Jesse Garrett stated yes, the budget is approved by December 31, 2023, and the cost-of-living pay starts January 1, 2024.

Mayor Jesse Garrett stated for the following year the council will have to review previous history and project the income for the next year.

Council Member Dale Drake asked if council is to pick A, B or C at this time or during budget time. Will the council have the option to pick A, B or C?

Mayor Jesse Garrett stated yes, during budget time. He explained the first question is, can the city afford the COLA and depending on the answer the second question would be which one can the city afford and what is the maximum compensation to the employees for the work they do.

Council Member Dale Drake asked who gets to determine if the city can afford the whole COLA or not. Mayor Jesse Garrett stated it will be presented to the council in the first budget proposal. If the City Council thinks it is too much or not enough, then at that point the council will refer to A, B or C cost of living increase.

Council Member Dale Drake asked couldn't the council decide the wage increase amount without the COLA by reviewing the budget proposal. He explained the council has done an excellent job of giving the employees' wages comparable to those of like cities. He suggested the council figure out the percentage of what the city can afford instead of being tied to a fixed number. Furthermore, it will give the council the decision instead of feeling influenced like last year. He stated last year the council was told the budget must be balanced and the city can afford this big raise, because the city is stuck with this COLA. He stated what he would like to see is elimination of the COLA and have the council base the wage increase on a percentage.

Clerk/Treasurer Raena Hallam stated every year the mayor's staff presents a draft budget, and it does not matter if it is a nine percent COLA or a one percent COLA it is the mayor's budget. She explained it is presented to the City Council and at that point the City Council can make suggestions for any changes. Furthermore, the issue was determined when the resolution was originally written that the City Council must either give a raise or no raise with nothing in between.

Mayor Jesse Garrett stated one of the reasons the resolution was written this way is so the department heads can talk with the employees and give them an idea on what to expect on the cost-of-living increase and what the projected proposal budget will look like.

Council Member Dale Drake stated the employees have a good idea on the last five years the City Council has done a good job of

getting their wages up and they should trust us without this type of system. He explained the COLA is misleading to the employees and messes up the pot. He stated the City Council should determine the percentage of what the city can afford, and the employees should trust the Council to take care of the city employees that take care of our city.

Mayor Jesse Garrett stated the COLA format is there to give the employees an explanation of how their wage increase is determined. He explained the employees are intelligent enough to figure out the COLA format as they are sharp and know where their money is coming from and where it goes.

Council Member John Ridlington stated as a Council Member he is going to want to see the CPI number before he can make that decision. Mayor Jesse Garrett agreed.

Council Member John Ridlington asked where the decision process is at this time. Mayor Jesse Garrett stated at this time he was looking for ideas, not a motion.

Council Member Wayne Wardlow stated in respect of this strategy being discussed at this time and with not having to be decided at this time he is in favor.

**ORDINANCE NO. 1817-AN ORDINANCE OF THE CITY OF KETTLE FALLS  
ADOPTING THE HOUSING ACTION PLAN AS A GUIDE FOR RECOMMENDED  
ACTIONS IN RESPONSE TO THE CITY COMPREHENSIVE PLAN AND IN  
CONFORMANCE WITH THE WASHINGTON STATE GROWTH MANAGEMENT ACT.**

Mayor Jesse Garrett stated this ordinance on the Housing Action Plan does not lock us into one strategy as it will be reviewed with the Comprehensive Plan, Title 17 and extensively by the Planning Commission as each project is proposed. He explained you cannot adjust, adopt, or amend a plan, unless you have a plan to begin with. He stated he appreciates Mr. Kulesza's point with the request of an extension, however if the Planning Commission still desires to resend their forwarding approval based upon if they receive their recommendation changes the Housing Action Plan is up to them.

Council Member John Ridlington asked if they can move forward with the Housing Action Plan without being able to review the recommendation changes from the Planning Commission.

Mayor Jesse Garrett stated we have the option to continue the Public Hearing to the next Regular City Council Meeting but does not want to get into an extension issue. He explained his

recommendation to City Council would be to continue the Public Hearing depending upon the strategies as amended until the next meeting. Clerk/Treasurer Raena Hallam stated to introduce the ordinance only.

Council Member Wayne Wardlow stated based on everything discussed he does not feel the ordinance is ready for an introduction.

Council Member John Ridlington stated if the Housing Action Plan is introduced right now the City Council can still get updates and public input and keep the process moving. He explained a special meeting can be scheduled in June to meet the deadline.

Council Member Dale Drake stated this is the same issue he has been complaining about, is not getting the full information until the night we are to pass an ordinance and there is no time to digest the information.

Council Member Dale Drake introduced a motion to request an extension of the Housing Action Plan Grant until September 30, 2023. Council Member Wayne Wardlow seconded the motion.

Discussion:

Council Member Dale Drake stated the city will not lose anything to ask for a request of extension and gives the City Council time to get the correct information to allow us to do a good job for the people of Kettle Falls.

Council Member John Ridlington stated he does not believe there is any reason to have to extend the Housing Action Plan Ordinance until September 30, 2023, at this time. He explained the Housing Action Plan is a guiding tool at this point.

Council Member Dale Drake stated it does not mean the Housing Action Plan must be dragged out until September 30, 2023, it allows time to get the correct information to do it right.

Motion carried. Council Member Dale Drake - yes, Council Member John Ridlington - no, Council Member Chris Shurrum - no, Council Member Wayne Wardlow - yes.

Clerk/Treasurer Raena Hallam stated Mayor breaks a tie.

Mayor Jesse Garrett stated, "I am sorry Dale.

Council Member Dale Drake stated he is tired of getting stuff crammed down their throats and they are not doing the citizens



of Kettle Falls a bit of good by rushing through things without understanding. Furthermore, this study is a cookie cutter from Seattle, Tacoma, Pierce County and Snohomish County and these guys did not do the job for Kettle Falls. He stated we took a cookie cutter program, stuffed it on here, changed a few names and notified six citizens, but none of the people here knew anything about it. Furthermore, the information provided isn't even the correct information to be able to decide on the Housing Action Plan. He stated even the Planning Commission was given the wrong information.

Mayor Jesse Garrett stated his vote is a yes for the extension, but the extension will not go until September 30, 2023. He explained the Housing Action Plan will be submitted and completed before then.

Mayor Jesse Garrett stated as of right now the Planning Commission has already put their stamp on the Housing Action Plan based on their recommended changes and after they review the Housing Action Plan submitted with the changes, then the City Council can ask the public for further input. Furthermore, if the Planning Commission votes to rescind their approval for further review that will be up to them. He explained the Public Hearing for the Housing Action Plan will be on the agenda for the next Regular City Council Meeting.

Council Member Dale Drake stated the extension needs to be requested from the Washington State Department of Commerce. Mayor Jesse Garrett stated he will take care of it.

Mrs. Jody Emra stated the Planning Commission made sure not to set anything in stone by their word choices, so the city was not locked in like the big cities.

Council Member Wayne Wardlow stated this is all well and good, but we did not agree on strategy 3 to explore tiny housing of 400 square feet. He explained the reason he believes why this strategy 3 is in the Housing Action Plan is, because Seattle does not know what to do with their homeless people or the legal immigrants. However, they will come here because the City of Kettle Falls will have the infrastructure and low density. Furthermore, he will not vote in favor of the Housing Action Plan if strategy 3 is in it. Mrs. Jody Emra stated strategy 3 was restricted.

Council Member Wayne Wardlow stated what bothers him is an outside agency who is a 6.3-million-dollar year compdoold it to

their employees at an extremely inflated rate, so they are under a lot of pressure to pay the loan back and do their best to maximize revenue. He stated this company makes five hundred twenty-five thousand dollars a month and to them we are an account they want to close to get paid. He explained they are doing exactly what our planning commission was designed to avoid an outside entity coming in recommending changes to our community and they don't even live here. He stated they only talked to six people, and he hadn't heard anything about it except on their Facebook page which was unbelievably negative, and no one was in favor of what they were proposing. Furthermore, they cannot produce data to show him where or who they talked to, or they say they can't because of privacy laws. He stated the more research he does on SCJ Alliance online the more he is convinced of that.

Mrs. Jody Emra asked how many people attended the housing needs public hearing. Clerk/Treasurer Raena Hallam stated she can't remember the exact number of the top of her head, but it was more than six and they also did the survey. She explained there might have been thirty people that did the survey online. She stated working with SCJ Alliance has been a big benefit, because the City Council has never filled the planning position. She stated she is not sure what the Council wants to do because the city does not have a planner.

Mr. Bill Berrigan stated the city has two and a half weeks to correct this document, does the city have enough staffing to handle the workload to meet the June 30, 2023, deadline.

Mayor Jesse Garrett stated the Housing Action Plan Public Hearing was extended. He explained there is a three-member Planning Commission, it needs five. He suggested to Mr. Berrigan to submit a letter of interest in being a Planning Commission Member.

Mr. Bill Berrigan asked if the city will be able to print the Housing Action Plan out on time so the Council will have enough time to properly vote on it.

Mayor Jesse Garrett stated yes, it can be done. He explained the Housing Action Plan can be approved with the recommendation made by the Planning Commission unless there needs to be further changes. He stated he will not be sending the Housing Action Plan back to the Planning Commission as they have moved on to Title 17. Furthermore, the Planning Commission are volunteers, and he will not burden them with that process. He explained

there is a contract to pay for the grant and if the city does not meet the time deadline or receive the extension the city will have to pay the grant back.

Council Member Dale Drake stated the city will have to pay the grant back. Mayor Jesse Garrett stated yes if the extension is not approved.

Council Member Dale Drake stated the grant is stating the city must except anything SCJ Alliance is cramming down our throats or it will cost the city seventy-five thousand dollars. He explained if they have not done their job to meet our qualifications or needs then they should not get paid.

Public Works Superintendent Dave Willey stated maybe he misunderstood, but he was under the impression that this document was the wrong one sent and there is a correct document. He explained it isn't that there is not a correct one, it just didn't get sent.

Mr. Bill Berrigan stated he is asking if he can have a correct Housing Action Plan document within two weeks.

Public Works Superintendent Dave Willey stated they can email it and have it here by tomorrow. Mr. Bill Berrigan stated he'll come by and pick it up.

Mayor Jesse Garrett stated give your information to Clerk/Treasurer Raena Hallam, so she can contact you when it is available.

Council Member John Ridlington made a motion to extend the Housing Action Plan Public Hearing portion to the next City Council Meeting. Council Member Dale Drake seconded the motion. Motion carried by all. Council Member Wayne Wardlow - yes, Council Member Chris Shurrun - yes, Council Member John Ridlington - yes and Council Member Dale Drake - yes.

#### **OLD BUSINESS**

As there was no Old Business, City Council moved on to Public Comment.

#### **PUBLIC COMMENT**

#### **HOUSING ACTION PLAN**

Council Member John Ridlington stated something needs to be addressed to Mr. Ken House, Chief Phil Adams, himself, and the

Planning Commission regarding what happened with Singer's Addition between the Department of Natural Resources and the city. He explained there was a complete disconnect and the city should have been involved, but because of the process the city was left out. Furthermore, Shelly Short should be made aware of the issue and figure out what happened.

Mr. Bill Berrigan stated it was a set up and no one followed the protocols.

Council Member John Ridlington stated he was not sure what to do about it at this point but can stop it from happening again in the future.

Mr. Nick Gourlie stated he would like to emphasize Council Member John Ridlington's comment and that he made a good point with the Housing Action Plan and the Singer's Addition Project are not the same, the timing is a coincidence. He explained the previous owner to the Singer's Addition came to the Planning Commission once to talk about the highway access prior to the property being sold. Furthermore, with the Housing Action Plan he wanted to emphasize that the Planning Commission kept the wording in the document broad to keep it from being like a big city.

**ADJOURNMENT**

Mayor Jesse Garrett adjourned the meeting at 8:50 p.m.

Approved:

\_\_\_\_\_  
Jesse Garrett, Mayor

Attest: \_\_\_\_\_  
Raena L. Hallam, Clerk/Treasurer