



Minutes
1414th Regular Council Meeting
June 28, 2023

6:00 p.m. Regular Council Meeting

Mayor Bob Poch called the 1414th regular meeting of the Coulee Dam Town Council to order at 6:02 p.m.

Roll Call

Council members present: Merv Schmidt, Dale Rey, Larry Hall and Keith St. Jeor. Kevin Black was absent.

Staff Present: Clerk/Treasurer Stefani Bowden, Public Works Superintendent Mike Steffens and Police Chief Paul Bowden.

Scott Hunter of the Star Newspaper was also in attendance.

Pledge of Allegiance

Mike Steffens led the Pledge of Allegiance.

Public Input

None

Updates and Modifications to Agenda

Clerk requested the addition to the Action Agenda to include a Cost Allocation Plan

Consent Agenda

(m/s St. Jeor/Merv) to approve the consent agenda. Motion carried.

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Vouchers: Claim Vouchers and Checks:

Claim Voucher No.'s 40961 through 40978, 40986 and EFTs dated June 28, 2023 in the total amount of \$ 45,310.20.

Manual Vouchers: Claim Voucher No.'s 40960 dated June 26, 2023 in the amount of \$40,656.92. EFT's CPL-06.26.23, CPL-06.26/23, and CPL-6.21.23 in the total amount of \$ 54.00.

Action Agenda

- a. AB 2023-04, Resolution No. 2023-03, Moratorium on Short Term Rentals
The proposed resolution is to place a moratorium of the enforcement of short-term rental properties until the decision of whether or not a change the Unified Development Codes has been made. (m/s St. Jeor/Rey) to approve Resolution No. 2023-03 adopting a moratorium on short term rentals for 3 months. Scott Hunter asked if it was a moratorium on enforcement or on short term rentals. The Clerk clarified that it is on the enforcement of the short-term rental property use. Motion carried.

- b. Cost Allocation Plan
The Clerk presented a cost allocation plan for determining certain costs that are split out amongst several funds such as the Clerk's Office salaries and audit costs. The Washington State Auditor's Office requires every city and town to have a Cost Allocation Plan. The plan being presented is very simple and the intent is to build on it every year. (m/s Schmidt/Rey) to adopt the Cost Allocation Plan as presented. Motion carried.

Discussion Agenda

- a. Ferry Ave Sidewalk Project Update
Superintendent Mike Steffens reported that a final walk through of the project has been done. There are some corrections needed to the sod being placed. The Notice of Substantial Completion has been issued by the engineers.

- b. RBOM – Transfer Station Operator Longevity Pay
Electric City Clerk, Peggy, has put together information showing a timeline of when and how the longevity pay for the transfer station operator was changed. After a brief discussion, the council consensus was that this is an Electric City issue since it is their employee and not the Regional Boards. Keith St. Jeor feels the Town of Coulee Dam needs to stay out of it.

Staff, Council & Committee Report

Committees

Councilman Schmidt spoke with the potential lessee of the Theater. They are currently out of the area but will try to meet up next week.

Council

Councilman St. Jeor expressed a nuisance concern with a house across the street from his place stating there is a weed problem, and the roof and siding are coming off. They are sent regular code enforcement letters and comply every time but then just allow the weeds to grow again until they get another letter. St. Jeor asked if the Town could take care of the weeds in the planting strip since that is town property. The Clerk stated that since the property owners comply with the letters, there isn't much more the town can do

but will talk with the town attorney about it.

St. Jeor asked about the Conex container on 6th Street. The Town and Police Chief have been in communication with the Tribes and they are supposed to get it moved. It was not permitted to be placed at that location.

Public Works

Superintendent Mike Steffens informed the council of another sewer main that runs directly under a tree at Walnut and Civic. The tree will be taken down and clean-out will be installed.

Police

Councilman Dale Rey noted that he saw new security cameras installed at the TIC restrooms. Chief Paul Bowden stated that the Public Works Crew installed them. The internet will still need to be figured out and the Chief is looking into options. Rey said the crew did a nice job installing the cameras.

Chief Bowden has the Police Department's old security camera system that may work for the Public Works Shop. They didn't meet compliance for the Police Department but should be fine for the shop.

Mayor

The Town has approximately \$36,000 in energy efficiency funds from BPA that have to be utilized before the end of September. To get the funds, the town would have to complete eligible projects which the town does not have the funds for. The energy efficiency funds are a rebate for a specified amount according to project type and do not cover the entire expense of the projects. Okanogan County PUD has requested the town to donate the unused dollars for some projects they are working on. Mayor Poch checked with Nespelem Valley Electric, but they do not have a use for them at this time either. Councilman Rey asked what Okanogan County PUD will be using the funds for. The Clerk will try to get that information.

The Mayor asked the council if they would consider re-zoning the Town Hall property and the 2 old dormitories. One of the old dormitories is owned by the hospital to house traveling doctors and nurses. The other one is a single-family residence that has operated a bed and breakfast for many years. Currently, these properties are zoned Special Residential. Re-zoning them to Commercial would allow more businesses to operate, including the potential rental of Town Hall office space. Most of the councilmembers assumed it was already zoned Commercial so had no objection of starting the re-zone process. The Clerk will be meeting with the planners on the 29th to begin the process.

Public Input

Scott Hunter questioned the wording on the Resolution for the moratorium on short-term rentals stating that the title and the last paragraph say two different things. The Clerk will check with the attorney.

Scott Hunter stated that in regard to the question of whether or not Electric City notified the Regional Board and the employee of the changing of their longevity pay Ordinance, it isn't always clear what the Ordinance contains because state law only requires a summary of the Ordinance to be published in the newspaper and not the full Ordinance.

Adjournment

Mayor Poch adjourned the meeting at 6:41pm

Mayor Bob Poch
Bob Poch

Clerk Stefani Bowden
Stefani Bowden