CITY OF OKANOGAN
COUNCIL MINUTES
December 16, 2025

CALL TO ORDER

The Regular Meeting of the Okanogan City Council was called to order by Mayor Turner at 7:00 p.m. and those present stood for the Pledge of Allegiance.

CLOSED RECORD PUBLIC HEARING: Ordinance 1244 Accessory Dwelling Units & Ordinance 1252 Public Institutional Overlay Zone Amendment

Mayor Turner opened the closed record hearing for Ordinance 1244 Accessory Dwelling Units & Ordinance 1252 Public Institutional Overlay Zone Amendment at 7:01 p.m. by stating the purpose of this closed record hearing is for the Council to review the Planning Commission's recommendation and the record regarding an Amendment to Okanogan Municipal Code Chapter 18.54 Overlay Districts to add a Public/Institutional Overlay District and addition of Chapter 18.70 Accessory Dwelling Units. Upon conclusion of this hearing, the City Council may approve, conditionally approve, or deny the proposed zoning amendments. In that this is a closed record hearing, there will be no new testimony taken; the Planning Commission had the only open record hearing on the matter.

Mayor Turner provided for any challenges to the Council's jurisdiction. There were none stated.

Mayor Turner provided the opportunity for the disclosure of any conflicts of interest or appearance of fairness issues or disclose any pertinent information. There was none stated.

Mayor Turner provided the opportunity for the disclosure of any ex-parte communication, such that everyone will have the benefit of the information. There were none stated.

Mayor Turner asked if there was anyone present who wished to challenge any of the Council, or himself as the Hearing Chairman, for conflicts of interest or appearance of fairness issues in conducting this hearing. There were none stated.

Mayor Turner opened the testimony portion of the hearing at 7:02 p.m. with the presentation of the Planning Commission's recommendation and the record by Staff. Planner Christopher Johnson gave a staff report.

Mayor Turner provided an opportunity for the Council to ask direct questions. It is imperative that all questions and responses are limited to the information in the record. There was none stated.

Mayor Turner provided for discussion amongst the Council. There was none offered.

Mayor Turner opened the floor for a motion on the decision of the council.

Varner moved, seconded by Bauer to accept the Finding of Facts, Conclusions and Recommendations provided by the Planning Commission and city staff, together with any additional comments received during the advertised Public Hearing and move to adopt Ordinances 1244 and 1252, Accessory Dwelling Units and PI Zoning Overlay, in furtherance of the City's Comprehensive Plan.

Ayes: Lind, Bauer, Streeter, Varner and Oyler

Noes: None

Motion carried: 5 Ayes: 0 Noes

Mayor Turner closed the hearing portion of the meeting at 7:06 p.m.

The following were:

Present: Mayor Turner Councilmembers: Greg Oyler, Denise Varner, Eric Lind, Steve Streeter and Lisa Bauer.

Also Present: Clerk Treasurer Jessica Blake, Utilities Clerk Laura Divis, Public Works Director Shawn Davisson, Fire Chief Brad Armstrong and through zoom City Planner Christopher Johnson.

Mayor Turner announced that Councilmember Gillespie and Councilmember Lyles would not be present tonight. Lind moved, second by Streeter to excuse Councilmember Gillespie and Lyles from tonight's meeting. Seeing no objection raised, the motion passed without objection.

Excused: Rob Gillespie and John Lyles

APPROVAL OF AGENDA AND CONSENT AGENDA

Mayor Turner asked if there were any alterations to the Agenda or Consent Agenda. Bauer moved, seconded by Oyler to approve the Agenda and Consent Agenda as presented. Mayor Turner asked if there were any objections to the motion. Seeing no objection raised, the motion passed without objection.

EXCUSE COUNCILMEMBERS

There were no pre-excused Councilmembers on the Agenda and Consent Agenda.

APPROVAL OF MINUTES

The Minutes of the Regularly Scheduled Council Meeting of December 2, 2025 were approved with passage of the Consent Agenda.

APPROVAL OF VOUCHERS

Claims Vouchers numbered 56839 through 56877 dated December 16, 2025 in the amount of $116,772.69 and a Debit Card Transaction Dated November 3, 2025 for $638.60 were approved with the Consent Agenda.

PUBLIC COMMENT

Mayor Turner opened the floor for Public Comment.
Josh Petker of the Okanogan County Sheriff's Office reviewed The Task Force Participation Agreement and fee request.

Through Zoom: Teagan Levine from Tonasket advocated for the Task Force.

DEPARTMENT HEAD REPORTS

Director of Public Works Shawn Davisson submitted a written report and in addition announced the following:

- Completed annual fire hydrant maintenance.
- Performed hiring Miguel Figueroa for the Maintenance I position.
- Completed annual inventory.

Clerk's Office submitted a written report and in addition announced the following:

- Had an interview with Ogden Murphy Wallace Law Firm and will interview another attorney next Monday.
- City Hall will be closing at noon this Thursday, the 18th and on the 24th for Christmas Eve.
- Met with Sheriff Budrow and Chief Criminal Deputy Barcus about updating MOU for the use of city dog kennel.

Building Official/Permit Administrator Bryan Forbus did not submit a written report and was excused from the meeting.

Code Enforcement/Assistant Permit Administrator Craig Caswell submitted a written report and was excused from the meeting.

Planner Christopher Johnson did not submit a written report but announced at the meeting:

- Reviewed cemetery grant.
- Reviewed C2 zoning.
- Reviewed removal of oil soaked area outside a pilots hangar is not hazardous and can be transported to the landfill.

Fire Chief Brad Armstrong submitted a written report and in addition announced at the meeting.

- Currently have 9 EMT's and 1 RN on the crew.

Sheriff's Office submitted a written report but was not present at the meeting.

COMMITTEE REPORTS

There were no committee reports on the Agenda.

UNFINISHED BUSINESS

There was no Unfinished Business.

NEW BUSINESS

Septic Services Contract Award
Mayor Turner asked City Clerk Treasurer Jessica Blake to introduce the 2026-2028 Septic Pumping and Portable Toilet Services Contract.

Varner moved, seconded by Lind to award the 2026-2028 Septic Pumping and Portable Toilet Services Contract to Morgan & Son Septic Services LLC and authorize Mayor Turner to sign the contract.

There was no discussion.

Ayes: Lind, Varner, Bauer, Oyler and Streeter

Noes: None

Motion carried: 5 Ayes: 0 Noes

1st Class Office Solutions Service Contract
Mayor Turner asked City Clerk Treasurer Jessica Blake to introduce 2026-2027 1st Class Office Solutions Service Contract: Folder/Inserter.

Lind moved, seconded by Streeter to approve the 2026-2027 1st Class Office Solutions Service Contract and authorize payment.

There was no discussion.

Ayes: Streeter, Lind, Bauer, Oyler and Varner

Noes: None

Motion carried: 5 Ayes: 0 Noes

Okanogan Irrigation District Interlocal Agreement
Mayor Turner asked Public Works Director Shawn Davisson to introduce the Reciprocal Interlocal Agreement between the Okanogan Irrigation District & the City of Okanogan.

Streeter moved, seconded by Bauer to approve Mayor Turner sigh the interlocal agreement with the Okanogan Irrigation District.

There was no discussion.

Ayes: Varner, Lind, Streeter, Bauer and Oyler

Noes: None

Motion carried: 5 Ayes: 0 Noes

Final Progress Estimate/Project Closeout – Elmway Watermain Extension Phase 3
Mayor Turner asked Public Works Director Shawn Davisson to introduce the Final Progress Estimate 4/Project Close Out.

Varner moved, seconded by Oyler to accept the Elmway Watermain Extension Phase 3 project as complete, authorize payment to Rudnick & Sons for Progress Estimate 4 and direct staff to complete project closeout.

There was no discussion.

Ayes: Bauer, Oyler, Streeter, Varner and Lind

Noes: None

Motion carried: 5 Ayes: 0 Noes

2026 Fire Hose Testing Agreement – National Hose Testing Specialties, Inc.
Mayor Turner asked Fire Chief Brad Armstrong to introduce National Hose Testing Specialties 2026 Fire Hose Testing Agreement.

Lind moved, seconded by Streeter to approve the 2026 Fire Hose Testing Agreement and authorize Mayor Turner to sign the agreement.

There was a brief discussion.

Ayes: Bauer, Oyler, Varner, Lind, and Streeter

Noes: None

Motion carried: 5 Ayes: 0 Noes

AWC Retro Participation Agreement
Mayor Turner asked City Clerk Treasurer Jessica Blake to introduce AWC Worker's Compensation Retro Program Participation Agreement.

Bauer moved, seconded by Lind to approve the AWC Worker's Compensation Retro Program Participation Agreement and authorize Mayor Turner to sign the agreement.

There was no discussion.

Ayes: Lind, Bauer, Varner, Oyler, and Streeter

Noes: None

Motion carried: 5 Ayes: 0 Noes

PUBLIC COMMENT

Mayor Turner opened the floor and invited Public Comment. Seeing none offered, Public Comment was closed.

COUNCILMEMBER'S COMMENT

Councilmember Bauer announced:
- Reviewed the Economic Alliance meeting she attended.

Councilmember Varner announced:
- Thank you to council members for participating in the Farm Lights parade.
- Winter Warmer will be February 4th, place to be determined.

MAYOR'S REPORT

Mayor Turner announced:
- January 21st-22nd is the City Action Days in Lacey, if any council members would like to attend.
- Attended AWC Elected Officials Essentials on Saturday, December 6th.
- Explained the function of council committees and when committees bring items to the full council.

Mayor Oath of Office-Mayor Wayne Turner-4 Year Term

Councilmembers Oath of Office-

Eric Lind Sr.-Position #2 for a 4 Year Term
Greg Oyler-Position #5 for a 4 Year Term
Robert Gillespie-Position #3 for a 4 Year Term
Steven A. Streeter-Position # 4 for a 2 Year Unexpired Term

ADJOURNMENT

There being no further business before the Council, the Meeting was adjourned at 7:33 p.m.

Minutes taken and prepared by Utilities Clerk Laura Divis

APPROVED:

_____
Wayne L Turner, Mayor

ATTEST:

_____
Jessica Blake, Clerk Treasurer