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**OMAK CITY COUNCIL  
REGULAR MEETING MINUTES  
October 7, 2024**

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**CALL TO ORDER:**

Mayor Gagné called the regular meeting of the Omak City Council to order at 7:00 PM and established a quorum. Everyone joined in the flag salute.

**COUNCIL AND ADMINISTRATIVE PERSONNEL:**

Nattalie Cariker	Todd McDaniel, City Administrator (CA)
Barry Freel	Jeremy Patrick, Fire Chief
Steve Clark	Dan Christensen, Police Chief
Meyer Louie	Wayne Beetchenow, Public Works Director (PWD)
Michelle Gaines	Connie Thomas, City Clerk
Dave Womack (Zoom)	Rochelle Danielson, CORE Program Manager/Outreach Specialist
Mike Foth	Tyler Wells, Building Official
	Marc Doney, Team One Lead

**CITIZEN COMMENTS**

Mayor Gagné asked for citizen comments. There were none.

**CONSENT AGENDA:**

Mayor Gagné informed the Council that agenda item number five, the Ordinance, will be struck from the agenda.

Member Clark moved, seconded by Member Cariker, to approve the consent agenda consisting of the minutes from the September 16, 2024, meeting; 2024 claims checks numbered 111899-111962 in the amount of \$272,218.40; As there was no discussion and no comments from the audience, Council voted and unanimously approved the motion.

**NEW BUSINESS:**

**Okanogan County Community Action Council (OCCAC) Development Projects**

Chris Branch, President of OCCAC and Okanogan County Commissioner addressed Council about the proposed development project. He introduced all in attendance that are participating in the project. He introduced Collin Thompson, Housing Developer with Office of Rural and Farmworker Housing. Mr. Thompson shared a power point presentation with the Council. He shared that there is a huge housing need in Okanogan County, throughout Washington and the U.S. The total housing need by 2044 will be 2,134. Rena Shawver, Executive Director, OCCAC informed the Council the current list for housing needs in Okanogan County is at 1,000 and they are current residents of Okanogan County. Ms. Shawver explained that affordable housing means you are paying thirty percent of your income, which is different from low income. Mr. Thompson continued with the presentation explaining the acquisition of land is scheduled for October 25, 2024. This is a sixty-acre piece of land off Engh and Sandflat Road. This would be a multi-phased development over ten to twelve years for a mixed income community including permanent supportive housing as Phase I. Mr. Thompson shared slides of a Community Master Plan Greenbridge Case Study done by the King County Housing Authority. In conclusion, OCCAC is seeking input from the City Council regarding housing needs in the community. When the property is acquired, they will start the Planned Development process to obtain a Conditional Use Permit for the development of seventy-five units of affordable housing. OCCAC is asking the City of Omak to provide a Letter of Intent to commence with the Planned Development process. Member Cariker asked several clarifying questions about the number of total housing needs, and mixed housing. Member Gaines understands the need for affordable housing but expressed her concerns about Meadow Point Housing Development. This development is near the elementary school. She heard all the same assurances about this development as she is hearing tonight. She mentioned that Law Enforcement is continually called to this location and there is no security onsite or upkeep of the landscaping. Member Gaines recognized

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Simon Windell, Vice president of OCCAC who was attending by Zoom. She worked with him in Winthrop through the Methow Housing Trust. Member Gaines shared information about that development and its success. Member Womack asked OCCAC what is the ask of Council. OCCAC would like to make sure the purchase moves forward and asked for a Letter of Intent from the City of Omak. Member Cariker is with Member Gaines on the idea of the Methow Housing Trust and likes that idea. Member Cariker shared her opinion stating that her biggest concern is the Permanent Supportive Housing would be next to the property purchase and planned to be developed by the Omak School District. She is not in favor of the Permanent Supportive Housing as she has been in them. She agrees there is a need but, not near school property. Member Freel would prefer to see single family homes as there is a demand for those as echoed by other Council Members. He also echoes the comments shared by Member Gaines. There was discussion about infrastructure and OCCAC has a plan for water and sewer in the first phase. They are looking for a partner to apply for grants from agencies like the Community Economic Revitalization Board (CERB) on the second phase of the project. Police Chief Christensen asked about twenty-four seven services to the location. What infrastructure is in place for wrap around services, he is concerned about increased cost to the city in the way of jail fees. Mr. Thompson explained the operating budget includes security onsite. Chief Christensen explained that security would ultimately rely on law enforcement to handle the problem. Mr. Branch said in closing that OCCAC has the same concerns as City Council. They are looking for a partnership, a Letter of Intent saying yes, we want to work with you to make it work. Member Womack is not interested in partnering on funding of the development. Ronnie Holder-Diefenbach shared with the Council the potential partners have been at the table to discuss this piece of property. Each property owner who has an interest understands they will have to contribute something to make this work. She shared several potential development opportunities that could happen in that area. She also reminded the city that one of their top priorities is to seek funding for an intersection at Shumway and Highway 97 to Sandflat Road. Mrs. Holder-Diefenbach shared that the Okanogan County Commissioners top priority is housing as it's the number one issue. OCCAC wrapped up their presentation. There was no action taken by the Council.

**Resolution 66-2024 – Approving Purchase of Sole Source Snowplows**

Member Foth moved, seconded by Member Clark, to approve Resolution 66-2024. PWD Beetchenow explained to the Council that two trucks were purchased earlier in the year without plows. The plan was to retrofit the old plows and after evaluating the time and cost the best option was to purchase new plows. The purchase was discussed with the Council Committee and the plows were ordered to ensure delivery before a snow event. Member Womack asked if they intend to surplus the old trucks with the plows. PWD Beetchenow replied yes. As there was no further questions or comments, Council voted and unanimously approved the motion

**Resolution 67-2024 – Approving the Purchase of a Police Vehicle**

Member Clark moved, seconded by Member Womack, to approve Resolution 67-2024. PWD Beetchenow informed the Council that the purchase of a police vehicle for the School Resource Officer was included in the 2024 budget. The short ordering window opened, and the purchase met the budget amount. He received approval from the Council Committee to proceed with the order. This Resolution is for the purchase of that vehicle. As there was no discussion and no comments from the audience, the Council voted and unanimously approved the motion.

**Resolution 68-2024 – Fixing Time for Hearing – Annexation of Parcel of Land**

Member Womack moved, seconded by Member Gaines, to approve Resolution 68-2024. Building Official Wells reminded the Council that during the last meeting, they received a letter of intent to annex a 1.08-acre piece of land. A formal petition has been submitted by Robert & Ronna Tollefson. This resolution sets the hearing date for November 18, 2024, which will allow ample time for review and public notification. As there was no discussion and no comments from the audience, Council voted and unanimously approved the motion.

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**OTHER BUSINESS:**

**Committee/Staff Reports:**

Member Womack informed the Council the Public Safety Committee met earlier to discuss the partial forgiveness of the admission tax for the Omak Stampede concert up to \$8,000. Member Womack said the committee thinks it's important to support the Omak Stampede with this event. CA McDaniel will bring a resolution to the Council to amend the Stampede Management contract to formalize this change.

Member Clark informed the Council that SWAC (Solid Waste Advisory Committee) met and there was no quorum. He reached out to Amie Staggs, Okanogan County Public Works. She advised they were in the final stages of the Solid Waste Management Plan that is being put together by a contract company.

Member Cariker informed the Council the LEOFF Board met last week and reviewed bills.

Building Official Wells informed the Council the feed store broke ground and his office has been busy.

Police Chief Christensen reminded the Council that Kickin' it With the Cops is this Saturday at 4pm in Eastside Park.


CA McDaniel informed the Council that each member was provided with a handout for the Omak Library update and design improvements. North Central Washington Libraries has asked the City of Omak for in kind match to help.

Member Clark reminded Councilmembers of the Budget Workshop Scheduled for Monday, October 14, 2024, at 6pm.

Team O.N.E. Lead, Marc Doney provide Council with program updates. He shared flyers of the upcoming events and will have Clerk Thomas email out the updates. The program currently has eleven volunteers and has logged nine hundred forty-one hours of time. Volunteers have cleaned graffiti and worked with a business owner to clean up the largest camp so far which amounted to three truckloads of garbage. He asked Council to disseminate events out to encourage good attendance.

As there was no further business before the Council, Mayor Gagné adjourned the meeting at 8:46 PM.

  
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Connie Thomas, City Clerk

  
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Michael Foth, Mayor Pro-Tem