

Regular Council Meeting of June 3, 2025

Present were: Mayor Naillon, Councilmembers Shaw, Marthaller, Werner, Hart and Moser.
Absent: None.

Meeting called to order at 7:00 pm by Mayor Naillon. Pledge of Allegiance given.
Copies of the May 20th council meeting minutes were read and approved.

Roni Holder-Diefenbach with the Economic Alliance was present to discuss recommendations for dealing with abandoned buildings and vacant lots; the Economic Alliance Subcommittee created examples, solutions and recommendations to address the issues. Holder-Diefenbach stated that there are links available in the presentation for sample documents, etc.; the 6 recommendations discussed were:

1. Business/Landlord License Requirements;
2. Vacant Building Registration, with potential fees;
3. Utility Fees;
4. Create an ordinance on unfit dwellings, buildings and structures;
5. Create an empty building toolkit; and
6. Update code to require building owners to cover vacant windows/doors in aesthetically pleasing signage and art.

As well as links to resources available.

Mayor Naillon would like to further discuss recommendation #2 and how *Vacant* is defined; Holder-Diefenbach stated that a definition is provided in the link. Naillon questioned enforcement for collection of fees if they were required; Holder-Diefenbach explained options for collection. Further discussion on some of the reasons buildings are vacant. Discussed that the City had required business license registrations in the past, however, the requirement was eliminated when the State got involved in the process; also discussed that the City collects utility fees for services for vacant buildings. Holder-Diefenbach stated that she is available to answer any further questions anyone may have. Naillon questioned how the recommendations are working so far; Holder-Diefenbach stated that they are new enough, she doesn't have the answer for that, however, some cities are beginning to implement some of the ideas. Discussion on being proactive vs. applying penalties. Council thanked Holder-Diefenbach for the presentation.

Public Hearing on the Six Year Street Plan; Resolution #597 with 2026 ~ 2031 Reports explained by Superintendent Thompson; Thompson stated that no changes have been made to the reports from last year. Thompson explained the seal coat project that will take place this year. Motion by Werner, second by Marthaller that Resolution #597 be approved; motion carried unanimously.

Zoning Code Updates explained by Mayor Naillon; letter of transmittal and zoning amendments final staff report with attachments was provided. Mayor Naillon read the letter of transmittal; staff recommendation gave 3 options:

1. Direct staff to prepare an ordinance for consideration at the next meeting as a closed record decision for adoption of the amendments as recommended by the Planning Commission;
2. Direct staff to schedule a public hearing before the City Council with proper notice for persons to provide comments on the proposed amendments; or
3. Table any action in order for the Mayor and Council to identify and address potential concerns.

Mayor Naillon stated that he is unclear on how the previously discussed concerns were addressed regarding the accessory dwelling units. Zoning Code Updates to be sent back to the Planning Commission for them to bring back to Council for consideration when Planner Danison is available to attend the City Council meeting.

Background given on the National Night Out events previously held in Oroville; 2025 National Night Out proclamation read by Mayor Naillon. Discussion on all the agencies involved in the event and how important the event is for the Police Department and the Community.

As the National Night Out event is scheduled for Tuesday, August 5, 2025, motion by Werner, second by Hart that the August 5th City Council meeting be rescheduled to Wednesday, August 6th to allow the Mayor and Council an opportunity to attend the NNO event; motion carried unanimously.

WSLCB Notice of Liquor License Application received for the WTF (Werner Tree Fruits) Cider Works; Sawyer Werner was present to explain their proposed production. Motion by Hart, second by Moser to approve the liquor license application. Those in favor: Shaw, Marthaller, Hart and Moser, Councilmember Werner abstained; motion carried.

Okanogan County Transportation & Nutrition Community Fund Support Invoice received for the 2025 Senior Nutrition Program Meals-on-Wheels NCW; support requested is \$5,000. Mayor Naillon stated that the City supports the program, however, the invoice is vague; Naillon would like to see a presentation on services provided so the City can consider the request. Clerk Denney to reach out to representatives and request that they attend an upcoming meeting.

Washington Army National Guard and US Border Patrol Airport Use Agreement received for a training exercise at the airport scheduled for June 18th; training explained by Superintendent Thompson. Motion by Marthaller, second by Werner that the agreement be approved; motion carried unanimously.

Department Head Updates

Superintendent Thompson stated that the City received an \$18,000 incentive check from the Okanogan County PUD for improvements made to Well #4; installation of a VFD (Variable Frequency Drive) for efficiency. Thompson stated that he would also like to make the same improvement to Well #3.

Mayor Naillon stated that he would like to make a change to the order of business on the agenda; explained that he would like to have the approval of expenditures take place following the approval of the minutes. Council agreed with the change.

Motion by Werner and second by Marthaller the vouchers \$84,445.18, #35225-35244, be paid, manual checks \$1,859.46, Park Account EFT #990563, Checking Account EFT #990505, Checking Account #35137, 35152-35157, be paid, the May 31, 2025 payroll of \$94,689.52, #35181-35224, Direct Deposit Run, EFT #202519-202520, be approved and the meeting be adjourned at 7:57 pm. Motion carried unanimously.

Minutes approved _____

Mayor

Clerk