

## Board of Okanogan County Commissioners

April 3, 2018

1:30 - 4:30

### Present

Andy Hover (AH) - BOCC

Chris Branch (CB) - BOCC

(Jim Detro, BOCC, absent today)

Melissa Thompson (MT) - Filling in as County Clerk for Lanie Johns while Lanie is on vacation.

Tanya Craig (TC) - Risk Management

Perry Huston (PH) - Director of Planning and Development/ Administrative Officer

*This is a paraphrasing and summary of the Board of Commissioners' meeting by one of several volunteer citizen note takers and published on the website of Okanogan County Watch ([countywatch.org](http://countywatch.org)) Any writer's comments or explanations are in italics. For officially approved minutes of Board of Commissioner meetings, normally published at a later date, see [www.okanogancounty.org](http://www.okanogancounty.org).*

### Summary:

**Citizen Comment Period:** *Isabelle Spohn asks questions regarding 1) availability of assistive hearing devices for Commissioners' meetings and 2) citizen input for Comp Plan draft currently being worked on. She suggests that lack of current citizen participation may be due not to citizen apathy or burn-out, but to lack of up-to-date information re Comp Plan on the county website and in other publications - and obscure location of the discussion agenda on the county website. Commissioners discuss goals for Comp Plan, what input has been reviewed so far, and input that hasn't been discussed yet. She asks for clarification of County Code 2.64.040: "Area advisory committees of sufficient number to provide the planning commission with adequate sources of advice and counsel on matters pertaining to specific areas within the county are established" and whether such committees will be established. Commissioners suggest that this should be up to the Planning Commission.*

**Methow Housing Trust:** *Danica Ready presents data explaining why the Methow Valley is in need of housing support funding, above and beyond federal and state funds, for workers who earn over 80% of the Area Median Income for Okanogan County. In addition to describing the economic conditions that have created this need, the goals, schedules, funding, and physical characteristics of current Housing Trust projects in the Methow are revealed. Pictures and descriptions of other Housing Trust efforts across the state are shown. Ideas are shared as to how and whether the county could assist in this effort, above and beyond the significant support the Methow Valley community is putting forth, including the volunteers who could be available to the county for further research. Her presentation is accepted with great interest by the Commissioners.*

**Risk Management and Human Resources update:** *Funding for position combining food collection for jail and DOE corrections officer; partnering for Health Care expenses; replacing or fixing broken down food collections trailer.*

## 1:30: Citizen Comment Period: Summary

One citizen attends to comment this week: Isabelle Spohn (IS) of Twisp

**IS** - Appreciates the continuing opportunity to have Citizen Comment periods, although it is not taken advantage of by very many citizens. Hopefully that will improve. (*IS also takes notes for County Watch, a group promoting open government, and has two questions for BOCC on behalf of that group today, and a third question on her own behalf.*)

### 2 questions on behalf of County Watch:

**\*Assistive Hearing Devices:** IS would like an update on whether assistive hearing devices are available, working, and how members of the public access them if needed. She recalls several years ago attending with a friend and requesting the devices. They tried several devices (4) and none of them worked. She is asking if that situation has been remedied.

**AH/CB:** Neither Commissioner knows anything about the devices, but will check into it. CB comments that yesterday his microphone seemed to have changed and now works very well. IS states that the note taker on that same day had commented upon the same thing. All are pleased that the problem appears to have been fixed.

### \*Question regarding Comprehensive Plan input by public

**IS** - is concerned about a couple of comments of recent BOCC indicating that 1) the public is offering little comment and appears to be burnt out on the Comp Plan and that 2) we are entering a period of time that will have less opportunity for public comment from now on.

**CB** - Says that he made the comment regarding a period of less public input, but it is because he is concerned that the perception is that this is happening. He wants to be sure people understand that this BOCC has gone through a lot of the public input on the previous Comp Plan drafts, particularly the 2012 draft. He mentions that the new Comp Plan will be largely done on a basis of how development density relates to water availability. He states that he has met with the litigants on the current Comp Plan and that he has met with someone who worked on the 2012 draft. He mentions that written public comment on the current Comp Plan was solicited last fall for the period ending on October 13, 2017 as a "pre-scoping" opportunity.

**AH** - Brings up that people can look at the Commissioners' agenda and see that these discussions are happening at BOCC meetings now, and Perry Huston does a good job of getting his agenda out on time. Although BOCC is not directly taking input on the Comp Plan at this time, individuals who attend BOCC meetings are sometimes asked for their opinions and can contribute. In addition, his county cell phone is connected to his home phone; he is very willing to discuss the Comp Plan with constituents.

**IS** - Says that she so far likes what she has seen of the draft, but says the last time the public was offered the opportunity to give public input on the current Comp Plan draft was last fall, (2017) for a comment period ending on October 13, 2017 and the legal notice said nothing about a "pre-scoping" period. She states that people often are hesitant to call with comments or pose questions or objections unless they know what is going on, and there is no current in-

formation available on the website regarding the current Comp Plan discussions. Calls may not occur because people do not have information, rather than lack of interest or burn-out.

**IS** - It is not possible for the average citizen to know when the Comp Plan is being discussed in BOCC meetings, since the Commissioners' weekly agenda normally only states that there is a Planning Update by Perry Huston on Mondays. An interested party must go to the Planning website and check under "Study Sessions" over the weekend in order to find out what is being discussed in the Planning Update on Monday. The average citizen does not know what "Study Sessions" are. Instead, they will normally go to the "Update to Comp Plan" section, which has no current information. The Comp Plan schedule there is considerably out of date, with events which have not yet happened listed for dates that have already passed.

Or if a citizen goes to the Commissioners' home page rather than the Planning page and clicks on "Comp Plan updates," it just takes you back to the home page. No information on the Comp Plan is available there either.

IS encourages the BOCC to consider whether the public is not offering comment out of lack of interest or due to lack of necessary information. Commissioners appear open to this thought.

**CB** - Says the goal with the Comp Plan is to lessen the back and forth pendulum regarding Comp Plan from one group of Commissioners to another, who might be at opposite ends of the political spectrum. It is possible a Board of Commissioners with very different viewpoints could be elected following the current Board. CB hopes to develop a useful, sustainable Comp Plan into the future that would serve well regardless of varying political concerns. BOCC believes that at the county population base has not changed that much since input on the 2012 draft Comp Plan, so that public input is still valid.

**IS:** Points out that the public input on 2012 Comp Plan was also pre-catastrophic fires, pre-Hirst water issues, and pre-recent state legislation concerning water. She asks whether the public hearings on the new Draft Comp Plan will have the tone that "Here is the draft. We have spent a long time on it over the years, so there won't be many changes after this, unless something really jumps out at us."

**CB** Reassures that it will not - that Comp Plan hearings before the Planning Commission and Commissioners will be extended as needed.

#### **Question regarding County Code and Advisory Committees:**

IS - Says this next comment is on her own behalf. She brings Okanogan County Code 2.64.040: Area advisory committees of sufficient number to provide the planning commission with adequate sources of advice and counsel on matters pertaining to specific areas within the county are established (Ord. 71-1, W-258< section 4, 1971) Area advisory committees of sufficient number to provide the planning commission with adequate sources of advice and counsel on matters pertaining to specific areas within the county are established. (Ord. 71-1, W-258, § 4, 1971).

She asks whether such committees will be established, stating that there are areas of this large county that get little attention. For example, the "Upper" Methow gets a lot of attention, but the "Lower Methow" does not. There is little attention paid to the Coulee Dam area, and it

is difficult for citizens to travel from there (*distance at night for Planning Commission meetings.*) She asks whether advisory committees from areas such as these will be formed to comply with the Code on the current Comp Plan draft. She mentions having been a member of the Lower Valley Advisory Group for the Lower Methow for two years in relation to the 2012 draft, and that the extensive input from this group had been apparently set aside.

CB - Confirms little input from Coulee Dam area. Says they have not yet gotten around to checking input from Lower Valley Advisory Committee.

Time ran out for much conversation on this, but Hover and Branch seemed to agree that it would be good for the Planning Commission to decide whether or not committees from various areas of the county would be valuable to them.

## **2:00 - Affordable Housing: Danica Ready on Methow Housing Trust**

DR - Refers to the last time she and BOCC had worked together, which was on a Recreation update in relation to SCORP (The **State** Comprehensive Outdoor Recreation Planning) document

CB: Says that trail stems that are out there that the county owns that need attention. He knows BOCC needs to look into that.

### **Summary**

DR: We are looking at potential solutions for the affordable housing problem in the Methow and would like to be creative regarding cooperation with the County. As 8 months' director of the Methow Housing Trust, she sees that state and federal funding for housing is almost 100% for the target of 80% of AMI (Area Median Income) and lower. But in communities like the Methow, which are property rich, we need to serve those above 80% of the AMI. Molly Starcher, a volunteer who is researching for the Methow Housing Trust, is introduced. DR says she recognizes the reason we have this problem is because it's a triage thing. When there is a tent camp in Seattle, it's hard to supply small rural communities. We need to figure out more locally. So far, the Methow Valley community has been generous with donations.

Andy - I got an earful the other day from a constituent. It was regarding problems he perceived as to the ownership of the house itself under this program.

DR - I would love to help. It's a pretty well thought-out thing.

AH - If I pay it off in 30 years, can I take the house with me? I have already paid for it. You can sell it and take equity, but you cannot move it. (For example, a trailer house in the Community Land Trust model).

CB - Sometimes you look at it and it's a good idea, but who is going to do it? So organizations like yours (to DR) step up to the plate. Seems reasonable especially for Chelan and Methow types of environment.

DR- Refers to AH's recognition that it doesn't work in Omak/Okanogan because the prices haven't peaked so that a moderate income could be considered. (It is clarified that the house may be sold and equity gained by the owner, but that the land is only leased and the Trust holds ownership. )

### **DR projects a powerpoint presentation that moves rapidly:**

**Vision:** Our vision is that the Methow is a place where all community members, at all stages of life, and all income levels can live and work and thrive.

**1016 Housing assessment and related data:** DR goes over history, need for homeowner-ship options for residents at 60% -100% of AMI (Area Median Income.) it is a red hot issue right now.

Methow Housing Trust wants to serve the Methow Valley. Statewide, over the past 10 years, median real estate values have been outpacing wage increases 3:1. Median 2017 sale price is \$330,000 One reason for our problem is that 41% of Methow Valley homes are seasonally unoccupied. There is pressure from the Seattle for vacation/2nd homes.

Now, 50% of our community members are too late to get into homes. Seattle tops the nation in home-price growth, again. She thinks it may be highest in the world (home-price growth.)

**Overall Housing score for OK county...**It takes almost 64.7 hours per week to pay for affordable housing.

### **Community land trust Model.**

\*Equitable approach to housing. Originated during the civil rights movement.

\*This is about basic human need, not a commodity: all sectors of the community having a place to live.

\*Land is held in trust for housing and other community values.

\*Homeownership is based on purchase of home, and ground-lease of land.

\*Targets a specific income range that is losing ground.

\*Ensures permanent affordability.....

**So far:** There is one housing trust in Okanogan County (Methow Housing Trust) and 19 in the Pacific Northwest. One-time community investment in a shared equity home doesn't serve just one family. Investment lives at the same address in perpetuity, becoming more valuable over time. Average families move an average every 7 years, one community land trust home will give up to 7 families over a period of 50 years the chance at the American Dream of home ownership.

## **Plan:**

### **Families invest in the home. The community invests in the land.**

What a person can afford spending 1/3 of median income in our county: When they buy the house, if they live there for 10 yrs, the equity they have should be about a \$40,000 amt. of equity. That is the nest egg to get them ahead. Financing bears a lot. Part of the Land trust's job is to find appropriate loans. I was in new Orleans learning how to package this. There is mostly no down payment. If someone is 80% or below, they will probably need a USDA loan. 80 - 100% probably need a conventional home.

On average, people live in a land trust home for 7 years. There is a stepping stone out. They can stay if they want to, but can leave. They can have heirs that assume ownership.

### **Goals of MHT**

- \*Overall market - force displacement of comm members
  - \*Support the local economy with needed housing for employees
  - \*Ability to age in places
  - \*Stability for families.
- (There were more, too fast to copy.)*

### **Eligibility for MHT homes/ Agreement**

Two layers of eligibility:

- \*Residency applicants must have lived or worked in Methow Valley for last 12 months.
- \* Income does not exceed 100% of Area Median Income (*AMI, in this case for Okanogan County.*)

Shows Chart - household size for 50, 60, 70, 80, 90, 100% AMI. Shows HUD area median income figures of Ok County, 2017. Current applicants are often above 100% AMI, but they have other factors such as huge health bills, and so forth. We are going to need to be flexibility but also keep it as simple as possible.

\*Asset Limit 80%, Income limit 100%

\*Home (cost? Mortgage?) based on what someone earning 60-100% of AMI can afford. About \$750 -950 per month.

**Shows pictures** of similar communities in Orcas Island, Pt. Townsend, Lopez Island, and a more urban example in Missoula. All Community Land Trust communities. *(Pictures are quite attractive. )*

Land Trust has gotten good at working with developers.

### **Canyon Street Project in Twisp:**

Development planned for 2018-2020. \*14 single family homes 2-3 bedroom, 40% open space. 3.24 acres (anonymous donation to pay for land....and 3 homes??) Current fundraising for site infrastructure and other homes. Shed roof for solar access, snow shedding, tightly packed for affordability, durable exteriors.

### **Winthrop Neighborhood**

Purchased property in Winthrop. CFNCW (Community Foundation of North Central Washington) - \$235,000 loan. Farmers' bank and CFNCW are financial supporters. This development could allow for folks to build home themselves.

### **McKinney Ridge Neighborhood**

Lee Whittaker of Mazama is donating \$\$ and will build the 10 single family homes. Lee Whittaker and the Marilyn Whittaker Charitable Trust . About 2 million \$\$ donation. Originally a totally private project until Whittaker found out about MHT and wanted to coordinate in some way.

### **Timeline of Canyon Street Neighborhood.**

**Goals:** Hoping to start construction n on August 1st with 5 homes sold and occupied in early 2019. We have been able to move quickly due to community support and because land has come available. Space available for 50 years is the projection (*?Not entirely clear to note taker.*)

### **Programmatic Work**

GenNext Interns (Methow Conservancy)

Methow at Home

Education Classes for Homeowners - will be required.

\*Outreach to Applicants

\*Outreach to Donors

\*Partnerships with other affordable housing organizations.

### **State and County Level Advocacy (Funding and Policy) -**

DR acknowledges that our county has budgetary issues. But are there creative ways the county can help? Would love to continue to learn how things are progressing for the county. What if buyers can contact second home owners who do not occupy their homes full-time? We are

checking into such progressive methods. None of us wants to put a burden on people who can't help, but the people who are benefitting can help.

CB - Very interested because of Community Action in Oroville, more traditional in funding because there was more \$\$ available. Did not provide the accessibility for local needs. One with 6 really trashed lots was developed into single family residences. It was a neat program. I really like this model - no one ever stepped up to do it.

DR - We started researching this in the Methow Conservancy years ago. It wasn't time then, but now it is. One thing that is coming from this training is that we are learning to package loans for market rate homes also....for those who do not have a down payment.

DR- When are the opportunities to get together to discuss new methods for funding, etc?

AH - Going back to the statement about taxing people who are not benefitting....who is benefitting from having Work Force housing in the Methow??

DR - Everyone in the Methow benefits. Most people will benefit. That is community attitude, she thinks. Asks I.S. (*from Twisp*) for her impression of local attitude. IS agrees with DR.

AH - In Tonasket pool district, they recreated a park district to help pay for that. How did they create the junior taxing district?

PH - You have to have statutory authority. At one time, there was a provision for counties for millage to create affordable housing fund. Hand-off where housing authorities....I would need to look ...some provisions created....not sure how many counties took part .....

There were other grants. When I was mayor in Ellensburg, we created a system where city bought lots and other entities picked up housing....there was a sliding scale. Idea: self-perpetuating. Where we failed was to take into account the terrible acceleration of housing values up into the 90's. The folks who got into the housing couldn't overcome the temptation to sell and then couldn't manage the \$\$ they made on the sale - it went back into living in rentals and buying pickups, etc. He volunteers to research ongoing funding. There are other non-fiscal things that can be done through permitting processes, etc.....In Ellensburg, everyone thought it was a great idea, but there were no land owners willing to do the preliminary planning, so city did it and then people wanted to know why city was helping other developers. The challenge: finding the lots that have the services available, etc. and that are for sale.

DR - There are some precedents where if a non-profit has the land, they go to the gov't and it provides infrastructure.

PH - Agrees there may be such things. Partnerships with cities and counties.

CB - City as a player is usually quite important in most cases.

DR - Twisp has been very cooperative in streamlining things.

CB - Being able to expand infrastructure is easier than building it. Agricultural housing does help because people get used to living in a cleaner environment, etc. Positioning yourself so that you know when something new comes up, you are flexible enough to fit in the program.

D - It looks like around the bend, the 80% and above are coming up.....probably we will need to be very creative rather than waiting for something to come up.

CB - There are people who understand the cost of rental housing and how it affect families. If there was some way to reward these people - few and far between - who are not that far from knowing how they struggled and they will not charge market rate, it would help. Even \$700 per month for two people working is hard to come up with in this county.

PH - GMA-planned project action may be something to look into. ... *(goes into some detail.)*

DR. - Says that building homes is often attractive, but putting infrastructure in is often not.

PH - agrees.

DR - Would like to share an opportunity emerging, an entrepreneurial group working (solo?) in ski towns, taking advantage of under-utilized homes during off-season. If municipality will put in 15% (?) they will come in and build tiny houses and a group to manage it. They are exploring it in the Methow. Looking for possibility. It would be about 30 units of seasonal work force housing. Many younger people in our community living in tents, trailers, and on couches. I would like to explore if there is county property available that might be used for this.

AH - Observes how many ads there are for people needing places to rent.

DR - More jobs are listed than available rentals.

PH - Maybe tax title property - when people do not pay taxes, the county owns it. The county has to follow a process in order to sell it; but here are some exceptions, such as affordable housing.

D - So if something goes into foreclosure, this might be a property?

PH - Not sure how much is in the Methow, but there is a lot county-wide.

DR - This will be an ongoing need, so not really fair to put the burden on the community entirely. Down the road, will we have ongoing operations and also a need to produce more homes? Right now there is a lot of momentum and it is a popular project, but can we figure out some ways to provide a long-term revenue project in county - can we do it?

CB - Agrees.

DR - Will hope you can flag some opportunities that you would know about.

CB - The discoveries you have made are very important ....a small amount of money that can really help.

AH - In looking at budgets, ...

CB - also looking at industries that are not strapped, if they are having trouble finding homes for their employees....

DR - We have sent out mailers to some of these kinds of businesses. ....need all these resources.

CB - You are not locked with government, so you don't have to have certain wages, etc.

AH - Our affordable housing fund at the moment is \$38,000. Then the homeless fund is about \$170,000 which is split up over the whole county. Entire amount of homeless fund is ...we are over about \$30,000 from the amount of asks. Not a huge amount. The thing I see is trying to get businesses to contribute because it will sustain a sustainable workforce to keep them going. And how does that relate to community - affordable housing taxing district, etc. Example: Parks Levy that failed in the Methow ...they didn't have anything planned, just a board of directors, etc.. One of the key things...if you put something on the ballot, whom will it help? Is it a sustainable and ongoing act of \$\$? Once you complete the tasks you are talking about, where will the rest of the \$\$ go?

DR- Jefferson county lost by 73%, and they are quite progressive.

CB - A lot changed there quickly.

DR - Means to talk with their commissioners. Also, LTAC is hotel/motel tax - what if they (?) ...payt for nightly rentals, and that goes into affordable housing?

AH - Not sure the \$\$ can be used for that.

CB - But perhaps this idea could be sold to the legislature. They could add a % -seems to be fair. Even those places need landscaping, etc., by people who cannot afford to live there.

AH - Over there (*Methow*), we will be limited to Planned Development, whereas over here (*Okanogan side*?) there is no limitation - do not have the drivers ? Air B&B's have been ...different opinions. Two cities have limited what Air B&B's can do. Thinks Chelan just did something. A lot of those houses...rental homes are now Air B&B. School teachers were having a heck of a time finding a place to live.

DR - Questions for you: If you have questions or have opportunities for time and research, we have people who could help. We need to figure something out.

CB - Please share anything you learn with us. I am on the Community Action board, and we have these types of discussions all the time.

BOCC thanks DR - very informative.

**3:00 Update - Human Resources/Risk Management - Tanya Craig**

TC: With HR, Risk Management, I am hearing back from people who ...Paul Parmlee with teamsters not in office this week, but I left message that I want to talk with him. On Health care, Tom has reached out to local agencies with local jurisdiction to talk about partnering. He e-mailed us today to see what we might be looking at, and we will provide demographics for Omak and Okanogan, Ferry County, and perhaps Chelan County, not clear. All onboard. We are working on that, will be meeting to see where we are. *(Notetaker not able to follow this too well.)*

In the jail, there is an individual who split time for food collection for jail and DOE corrections officer. We get that funded through both. That individual is retiring. Now the eco-collections and DOE corrections for road clean up, Noah (*Stuart*) would like to know what to do with this position. Person currently only working around 20 hours per week. We could use more work, but he is only available for the 20 hours. 20-30 hours per week to collect food. That is, day-old food from Safeway and area stores. Donated for free rather than throwing it out., but we have to pick it up. We share with Community Action and food bank, but collecting it takes time - but saves us \$100,00 per year.

AH - So right now we are paying out of current expense 10-20 hours per week. Food collections has taken most of his time, but it is saving us money. So the \$100,000 per year, I'd like to see how people come up with those figures. Why would jail be over- budget on their foods?

TC - Will get figures from Noah. Also, he wanted you to know the the trailer that they use is out of commission, but to fix it will be \$2-3000, and he could purchase a new one for \$3,000.

CB - It is the one with the outhouse on it? (Yes.)

TC - Questions the quote.

AH - Can a commissioner put in a bid for re-tooling this? It is not \$2,000. A bunch of 2x4's. (Laughter)

TC - Must be the labor.

AH - If you can get a 16 -footer for \$2-3,000, I'd like to know.

TC - My dad got one for \$3,000 on Craig's list.

AH - Can a commissioner buy? (Laughter.)

CB - It's possible a machine shop might charge that for doing it.

TC - That's about it.

AH - Very interesting about the Health Care stuff.

TC - I was really happy two others are willing to partner.

AH - So he was going to actually contact a broker? *(Appears to be an ongoing conversation note taker can't follow.)*

TC - In Kittitas county, they went totally self-insured, but they are dealing with the broker themselves, in two separate fees. Quote for administration fee, and quote for the policy itself. If broken out, sometimes there is a hike of 10% for admin, only 3-4% for policy itself. This cuts some of the admin costs. She said eventually they would want to go to self-insurance, but this will eventually get them there.

AH - What are we paying throughout the county for insurance? If it was \$1,000 per person? 300 employees? \$300,000 dollars? We must be paying more like 1 million dollars.

TC - With Public Wks, we pay \$1,025 per individual....

AH - Would be interesting to know how much we pay for all county employees. I can't understand how you can take care of all those medical bills..you would have to have an entity that is paying those bills, right?

TC (Agreed. A medical professional.) with Premera, we were able to...(didn't follow) to offset a higher rating. You would need a program or something (Kittitas county) what they have in place and whether it would be advantageous to have a billing.....

AH - Or they have not done this year. ....

TC - The person would need to know what they are doing. They can be hired. But of course this would be a cost. In the meantime, we will work with Tom and Ferry County and see what the broker has to say. I sent an e-mail on Commissioner contract scheduling.....

AH - This is the one where they want to do something prior -

TC - Would Fridays be preferable?

Various dates discussed.

### **3:30 Consent Agenda, etc.**

AH - Asks if Chris has gone through all the minutes. Commissioners proceed to read silently documents relating to the Consent Agenda.

Discussion of Minutes:

*(Note taker does not have copy, so dates and page numbers are not relevant.)*

AH - Has comments on one set of minutes to be more accurate about implications of "preliminary county-wide pay scale" rather than "salary." From that, "working up a matrix of steps and grades," and tell how we are currently doing that part. Wants to say "pay scales by department," and other items to be more accurate.

CB - Discusses the 27th, asks about how to state something about biofuels and whether he was not very involved in that discussion (minutes state only DeTro and Hover took part.) They look over the minutes.....Discussion of some spellings. ....Victoria.....going over wording for

accuracy. Talk of CVC funds and how they are spent. Secretary says that is how "victoria" is spelled in her letter. Time of starting certain sections in minutes, when people entered at certain times.

In the zones, can a person apply for personal funding, and Melissa said yes. Where question marks go?

Correction by AH as to what question he actually asked and how it is stated in the minutes and what wording will accurately state it. (Do the opportunity zones apply to private developers?)

BOCC is being careful that wording gives a correct impression of what was said and intended. Conversations with Melissa in which they request a few changes in wording.

Miscellaneous .....discussion of background on Canadian tourism.

Consent Agenda is approved (including minutes.)

Note taker leaves about 4:20.