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RECORD OF THE PROCEEDINGS

OKANOGAN COUNTY

AUGUST 14, 2018

9:00 AM	Commissioners' Staff Meeting
10:00 AM	Update – Treasurer – Leah McCormack
11:00 AM	Public Hearing – County Surplus County Property – Public Works
11:30 AM	Update – Public Works – Josh Thomson & Ben Rough
1:30 PM	Board of Health – 1234 2 nd Ave S, Okanogan, WA.
3:00 PM	Update – Human Resources / Risk Management – Tanya Craig and/or Debi Hilts
3:30 PM	Public Hearing – Supplemental Appropriation – Public Works Fund 402
4:30 PM	Approve Consent Agenda

The Okanogan County Board of Commissioners' met for its regular session on August 14, 2018, with Chairman Commissioner Jim DeTro, Vice-Chairman Commissioner Chris Branch, Commissioner Andy Hover and Laleña Johns, Clerk of the Board, present.

Member of the public, George Thornton, taking hand written notes.

Commissioners' Staff Meeting

Director Perry Huston, Stella Columbia and Joe Poulin were present.

Chief Civil Deputy Gecas was absent today due to court hearings.

Stella Columbia indicated that a group has not been found to run the Fair gates yet. Commissioner DeTro provided some contacts for members in Rotary Club that may be able to coordinate. Ms. Columbia spoke to Matt Dieback thinking that FFA kids that don't have animals in the fair might be able to help. The Good Samaritan Riders were suggested by Director Huston. Commissioner Hover said that the best idea is have a company that runs the tickets and gates that is familiar with the process. Ms. Columbia calculated 485 man hours would be needed for the various shifts if they run into the issue of needing to hire a contractor. Commissioner Hover agrees that a contingency plan is necessary.

Ms. Columbia discussed the septic tank bids that she received. Commissioner Hover indicated that based on the price, the lowest cost quote should be used. The BOCC does not believe the project should be piecemealed and would like her to select the one that would complete all the work. According to Ms. Columbia the best quote would be the Herriman quote, which had the best price of \$3,400 for all tanks and hand washing stations. (attached)

The board discussed the previous waiver which authorized OBHC to use the Agriplex for their Recovery Month event in September. Commissioner Hover thought they were hosting the event outside, but Ms. Columbia explained that the waiver says Agriplex. The waiver did not include the use of the kitchen or Annex, but OBHC is wanting to use them both as well. She wants to make sure that the Commissioners' are okay with the

50 waiver being applied to the whole thing. Commissioner Hover believes that Jim Novelli
51 of OBHC should come back and discuss specific fairgrounds facility usage with the
52 Commissioners’.

53
54 Ms. Columbia provided a mock billboard draft (attached) for the fairgrounds for the
55 BOCC to review. Commissioner Hover likes the look but wants her to look into different
56 fonts and colors that will be easier to read from the road.

57
58 Joe Poulin, Maintenance Supervisor, discussed the bids that he brought in last week for
59 the Annex Agriplex HVAC systems. He wanted to see if Commissioner Hover had a
60 chance to review them. Commissioner DeTro and Commissioner Branch had
61 determined it was a better idea to go with two new HVAC systems rather than two
62 compressors, but wanted to give Commissioner Hover a chance to review as well.
63 Commissioner Hover disagreed and would rather purchase the compressor for \$4,500,
64 which will last for several years rather than spend the \$17,000 for the new units that we
65 don’t have budget for now. This way the potential \$16,000 can be budgeted during the
66 time frame that the new systems are operational.

67
68 Mr. Poulin provided irrigation updates at the fairgrounds. Commissioner Hover
69 confirmed that the irrigation is not something that people can get to. Mr. Poulin
70 mentioned potable water hoses that will have signage. According to Mr. Poulin,
71 following the Fair, they will be looking for clean dirt for track and manure to get grass
72 growing and address sand issues. They do not want sawdust because it is not breaking
73 down. Commissioner Hover and Director Huston agree that it will break down if it gets
74 spread out, but that they do need to get other material. Commissioner Hover and
75 Commissioner DeTro will both call around. Commissioner Hover suggested Ms.
76 Columbia talk to Tracy Reagles, Fair Advisory Committee, about a potential tractor to
77 get the arena and track cleaned up and rocks removed.

78
79 During the ride in parade someone ran over a post with domestic water line in front end.
80 Dug it up over the weekend and fixed it and positioned it near a telephone post to
81 hopefully prevent this from happening again. Commissioner DeTro confirmed that Mr.
82 Poulin is turning in all this to GIS. Commissioner Hover said that Mr. Poulin is doing a
83 really good job with the irrigation work at the fairgrounds.

84
85 Ms. Columbia asked if there was something the BOCC had in mind for her to apply for
86 the LTAC Capital Improvement funds. Commissioner Hover thought it made sense for
87 her to apply for marketing, but discussed that the committee, which he serves on really
88 focuses on how the capital improvement will increase stays. She has one item she’d like
89 to propose for the campground. She would like to see about getting a splash pad put in
90 since there isn’t really anything set up for kids and believe it will bring in more campers.
91 Commissioners’ think it sounds like a good idea and thought she should write up the
92 proposal.

93

94 Mr. Poulin discussed a breaker box that had gone out at the fairgrounds. These are sub
95 boxes that are for the RVs. He has put together a solution for now, but they will need to
96 look into potentially rewiring next year.

97

98 Director Huston discussed the voluntary stewardship program which had been sent out
99 for review. He emailed comments to the Commissioners'. The outreach strategy was an
100 item of concern that will be discussed Thursday night. The workgroup will go over all the
101 comments on Thursday and they will respond back to the advisory group by the 24th.
102 Director Huston discussed two vacancies. Commissioner Hover would like to know what
103 steps will be taking place and the importance of filling those positions now. Director
104 Huston is not suggesting that the positions not be filled, but doesn't believe there is
105 urgency to do so now. Commissioner Hover said that at this point the comments came
106 back and there has to be parties to respond to the comments, but with the turnaround
107 time, may be difficult to add positions now. George Thornton has nominated himself to
108 fill in on a temporary basis to provide feedback on the comments. Commissioner Hover
109 would feel comfortable with that. Director Huston will forward Mr. Thornton the
110 information.

111
112 Director Huston discussed a question that had come up from a member of the public
113 yesterday about a realtor indicating a well needed to be drilled prior to selling property.
114 Director Huston confirmed that a well is not required to sell, but the realtor is likely
115 recommending the well be drilled to make it easier to sell.

116
117 Staff exited at 10:07 PM.

118
119 Commissioner Hover discussed his concerns with a potential conflict for him approving
120 consent agenda item: Contract – Professional Services – Upper Columbia Salmon
121 Recovery Board. It will likely be pulled since Commissioner Branch is absent.

122
123 **Cancelled - Update – Treasurer – Leah McCormack**

124
125 **Public Hearing – County Surplus County Property – Public Works**

126 Director of Planning Perry Huston, Sr. Planner Char Schumacher and Admin Officer
127 Ben Rough were present.

128
129 The recorder was turned on.

130
131 Commissioner DeTro opened up the hearing to staff report. Director Huston presented
132 the RCW's via projector screen. The RCW's that come into play were provided in a list.
133 Attached. Some questions to be answered is the property surplus to the county needs
134 fee simple not tax title, set a value, and if they are comfortable with the process. 36.34
135 controls how counties dispose properties. 36.34.020 publication of notice of intention to
136 sell. The total property to be disposed of consisted of .399 acres. This is pieces of
137 existing parcels. This is the only mention of property value less than \$2500. There isn't
138 specific language mentioning subsection 3. Still have to adhere to public auction, but he
139 doesn't because we are exempted from the publication to sell then we rendered the

140 construction of code as odd and fairly poorly constructed. The board can enter into
141 personal negotiations with a buyer.

142
143 Mr. Rough explained the actual proposal. There are three pieces subject to the request
144 property A, B, and C with the B being the original piece the Tabor was interested in.
145 Property C and A were discovered later when the Tabor was taking a closer look at
146 property history. There was a discrepancy in the legal documents when originally
147 purchased. Ok. Co didn't realize the county owned the particular sliver up the middle of
148 the orchard shown as property A. Property C would make the property line go straight
149 across the north end of the property. It would benefit the county as well to have a
150 straight property line. Property B does not impact the landfill cell. Purchasing all three
151 portions of the property would not impact the current landfill.

152
153 Director Huston stated if the board moves ahead the board will need to consider the
154 minimum price. If the board would rather, the board may order the Treasurer to conduct
155 the sale at public auction. This open public hearing process provided opportunity for
156 public comment and testimony. Commissioner Hover asked about property C being a
157 separate parcel than the one below. Director Huston stated none of the pieces are
158 separate pieces. Mr. Rough explained the property C is a separate parcel from property
159 A and property B and would need to be absorbed via boundary line adjustment.
160 Commissioner Hover stated property A and property B are part of a single parcel the
161 county owns, whereas property C is part of a different parcel the county owns. Mr.
162 Rough explained property C delineation on the map versus what shows on the survey.
163 The survey delineation is correct. Property B would provide access to Tabor property.

164
165 Commissioner Hover asked the direct negotiations can occur if any person requested
166 proposed and asked the county to purchase fee simple property if they have an interest
167 and the value is below \$2500. Director Huston is comfortable with this process, but
168 other staff he spoke to are not as comfortable. The public was notified, people were
169 given the opportunity to speak and because of the exemption in the first step that the
170 eliminated the requirement to publish intent to sell demonstrates the sale is exempted
171 and can be privately negotiated.

172
173 Commissioner Hover asked about fence lines and if there were any obstructing the
174 proposed boundary.

175
176 Commissioner DeTro called for public testimony, none given. No written comments
177 were received either. He then closed to public and opened up to commissioners'

178
179 Commissioner Hover discussed that he had no problem disposing of the property for the
180 reasons stated. The closed cells at the adjoining landfill, what is the responsibility of the
181 county to monitor the cells. We do monitor the cells but getting permission reduce
182 monitoring. We do have a lifetime liability for whatever comes from those cells. The cells
183 location was shown to Parametrix and they said they saw no issue or foreseen impacts
184 to the county if the conveyance happened for the portion shown as property B. There
185 are no known impacts to county operations of the landfill. Essentially selling pieces of

186 two parcels and set a value on the acreage to be sold. It was recommended by the
187 Assessor's office that the value be set at \$1000 per acre but the county sets minimum
188 at \$500. Director Huston stated the resolution will need to be amended prior to
189 approving.

190

191 **Motion County Surplus Direction**

192 Commissioner Hover moved to surplus the property proposed due to no affect, establish
193 the value at \$500 and direct staff to amend the resolution to include the correct legal
194 description and value. Motion was seconded, all were in favor, motion carried.

195

196 Member of the public George Thornton commented on a future issue on the parcel with
197 closed cells. The audio recorder was turned off, per Commissioner DeTro request. Mr.
198 Thornton continued to explain that runoff happens on the property adjacent to Property
199 B where the creek if diverted would place water in unexpected places near the cells.
200 The cells may be above the draw areas where water runs off. Mr. Thornton wanted to
201 make the board aware of the run off issue on that property.

202

203 **Update – Public Works – Josh Thomson & Ben Rough**

204

205 Mr. Rough provide his agenda and discussed the items listed there.

206

207 *Open Position Status*

208 Mr. Rough updated the board on open positions and potentially open positions due to
209 some workers looking for different jobs in the middle of projects. He hopes to bring in
210 someone on an on call basis to help train people. There is so much training to do that
211 another person is needed temporarily. They would be used as needed for any additional
212 work as well as training in area 2 due to reduced staffing.

213

214 *Solid Waste Trustee Labor*

215 An extra attendant is needed in the Twisp area. A conditional job offer is made but not
216 accepted yet. He explained temps would be leaving at end of August beginning of Sept.
217 He would like to find one or two people willing to work 2-3 months.

218

219 There have been no trustees at the landfill and that has impacted litter around cells.
220 After the fair he would like to begin utilizing the trustees again. He acknowledged the
221 county fairgrounds need the labor too, but will discuss with Joe Poulin to ensure the
222 arrangement timing is good.

223

224 *Apple Maggot Status*

225 Mr. Rough explained the status of the Special permit, what kind of leniency they will
226 provide, and that language would be in the permit itself. There is a meeting by WSDA at
227 the Public Works offices on August 28 at 10 a.m.

228

229 Kent and Ben went to Tribal solid waste meeting after the meeting here. He though
230 meeting with their SWAC would be all about tipping fees but that was not brought up. It
231 was well organized and discussion was not clouded by the tipping fees. They discussed

232 enforcement protocols when they have cleaning events. They did not bring up the
233 coordinating issue with public health. They did bring up the plans they had several years
234 ago to build a super transfer station behind tribal trails. That was dead after the analysis
235 at that time, but no plans to bring it forward again.

236

237 *Solid Waste Disposal fees (attached)*

238 Commissioner Hover asked how many transfer stations were on the reservation. There
239 are four, replied Mr. Rough. The one in Inchelium is closer to Ferry County landfill, why
240 don't they take the waste there? Mr. Rough replied, tipping fees are higher in Ferry
241 County so the waste is brought here. There is no interlocal agreement on where waste
242 is to go. When Okanogan County picks up waste to be transferred to the landfill our bins
243 are compacted in order to get the tonnage into the roll-off bin and bin trailer. It appears
244 the tribe is not running trailers and that is half of why their costs is so high, the other half
245 is that they do not compact the waste to accomplish the tonnage. There appears to be
246 an efficiency issue that if addressed could help lower the tribe's cost to transfer.

247

248 Mr. Rough explained what the required notice publication period was for adopting the
249 fee schedule this year. Do the commissioners' expect to adopt the fee schedule this
250 year? Commissioner Hover suggested the proposed fee schedule be submitted to the
251 tribe first with the suggestion that we then help them obtain the efficiency needed in
252 their program to save them \$400,000.

253

254 Union Negotiations begin this month.

255

256 Preliminary budgets were submitted to the auditor on time.

257

258 Public Works supplemental appropriation is scheduled for later today.

259

260 **Board of Health – 1234 2nd Ave S, Okanogan, WA.**

261 Commissioners' attended the board of health meeting at the public health building.

262

263 **Update – Human Resources / Risk Management – Tanya Craig and/or Debi Hilts**

264

265 **Public Hearing – Supplemental Appropriation – Public Works Fund 402**

266 Admin Officer Ben Rough

267

268 Commissioner DeTro opened the hearing up to staff. Mr. Rough explained that an
269 invoice was charged to the Conconully Sewer fund instead of Liberty Woodlands sewer
270 fund for work on Liberty Woodlands Sewer system. To correct the error a supplemental
271 appropriation was needed.

272

273 **Motion Resolution 85-2018 Supplemental Appropriation Liberty Woodlands Sewer**

274 Commissioner Hover moved to approve resolution 85-2018 a supplemental
275 appropriation in the amount of \$33,750 within fund 402 Liberty Woodlands Sewer
276 system. Motion was seconded, all were in favor, motion carried.

277

278 **Mahindra Tractor Lease/purchase Agreement Substitution**
279 Commissioners' approved and signed a lease/purchase agreement on July 24, 2018
280 with Okanogan Truck and Tractor for the lease/purchase of the fairgrounds Mahindra
281 tractor. Okanogan Truck and Tractor requires the equipment to be fully insured. The
282 county is self-insured and does not individually insure its equipment. It would cost the
283 county \$5,000 to provide individual insurance coverage for this equipment. The
284 Company will provide insurance at a lower cost of \$3965. An amended lease/purchase
285 agreement, with the insurance costs included, was drafted and considered by the board.
286

287 **Motion Fairgrounds Mahindra Tractor Lease/Purchase Agreement Amendment**
288 Commissioner Hover moved to approve the Okanogan Truck and Tractor amended
289 lease agreement for the Mahindra tractor which now includes provisions for insurance
290 coverage over the life of the lease to be provided by the assignee in the amount of
291 \$3965 and authorized the chairman to sign. Motion was seconded, all were in favor,
292 motion carried.
293

294 **Motion Resolution 86-2018 Declaring Real Property Surplus Ordering Its Sale**
295 Commissioner Hover moved to approve resolution 86-2018 declaring portions of county
296 owned real property, outlined in the legal descriptions and survey, surplus to the needs
297 of the county and ordered it sold by direct negotiation with the adjoining landowner,
298 Dave Tabor. Motion was seconded, all were in favor, motion carried.
299

300 **Approve Consent Agenda**
301 Commissioner Hover moved to approve the consent agenda items 1-5, not including
302 item #3 as Commissioner Hover abstained approval of item #3 due to a conflict. Motion
303 was seconded, all were in favor, motion carried.
304

- 305 1. Commissioners' Proceedings Aug 1, 6, & 7, 2018
- 306 2. Reimbursement – CDBG Housing Rehabilitation Grant – Request #14 – Community Action Council
- 307 ~~3. Contract – Professional Services – Upper Columbia Salmon Recovery Board~~
- 308 4. Services Agreement – Homeless Housing Services – Okanogan Behavioral Healthcare - \$20,000
- 309 5. Cattleguard Relinquishment – Les Tugaw, CF#88-73

310
311 The board adjourned at 4:00 p.m. as there was no more business to attend to.
312