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**RECORD OF THE PROCEEDINGS**

**OKANOGAN COUNTY**

**AUGUST 20, 2018**

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8 9:00 AM Review Commissioners Agenda and Consent Agenda  
9 9:30 AM Briefing Among Commissioners – Discuss Individual Weekly Meetings & Schedule  
10 1:30 PM Update – Planning – Perry Huston  
11 *Planning Department. Study Session*  
12 *Planning Department. Administrative Session*  
13 4:30 PM Review Meeting Minutes

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15 The Okanogan County Board of Commissioners met for its regular session on August 20,  
16 2018, with Commissioner Jim DeTro, Chairman, Commissioner Chris Branch Vice-Chairman;  
17 Commissioner Andy Hover, Member; and Laleña Johns, Clerk of the Board, present.

18  
19 **Review Commissioners Agenda and Consent Agenda**

20 Commissioners discussed whether or not they wanted the wolf collar data. Commissioner  
21 DeTro stated the Sheriff should have this information. Commissioner Branch stated there  
22 would be some kind of interlocal. Jim Brown asked Commissioner Hover so he could  
23 prepare the information. He explained that a regional memo went out that establishes  
24 protocol and all the Forest Service employees are to sign and acknowledge it.

25  
26 FAC wanted to push the main gate down to the south end. The gate would be plugged up  
27 should an ambulance be needed. There isn't much room at that end with everything else  
28 going on there. Commissioner Branch said the south end gate had previously been moved  
29 for a reason. He agrees with what works.

30  
31 The Clerk of the Board explained Melissa Thompson resigned last week due to having  
32 applied for the Foreclosure Deputy in the Treasurer's office.

33  
34 **Executive Session RCW 42.30.110 (1)(i)**

35 Commissioner Hover moved to go into executive session at 9:15 a.m. for 20 minutes  
36 inviting Tanya Craig to discuss the performance of a public employee. Motion was  
37 seconded, all were in favor, motion carried.

38  
39 Executive session ended at 9:35 AM no decisions were made.

40  
41 **Briefing Among Commissioners – Discuss Individual Weekly Meetings & Schedule**

42 Commissioners discussed the County Auditor's request for new elections equipment. They  
43 were in favor of spending the money for the new system in the approximate but one thing  
44 that is not known is what system the state will be changing to. Without that info it is not  
45 certain which system we should secure.

46  
47 **Motion Okanogan County Letter of Representation State Auditor**

48 Commissioner Hover moved to approve and authorize the chairman to sign the Okanogan  
49 County letter of representation letter regarding the county's 2017 audit. Motion was  
50 seconded, all were in favor, motion carried.

51 The Clerk of the Board explained a request for re bidding the auctioneer services notice as  
52 there was concern about who is to collect the sales tax and vehicle transfer fees. She  
53 previously inquired of Auditor Laurie Thomas and Chief Civil Deputy David Gecas and they  
54 both agreed collecting and remitting the sales tax and vehicle transfer fees is the  
55 responsibility of the Auctioneer Company. The Clerk noted that previously bid spec have  
56 never detailed who is to comply with collecting either or those. There was also the question  
57 of the Vehicle Dealer's license and whether or not the bid specifications should state that  
58 requirement. Already required, is a current Washington State Auctioneer license. The Clerk  
59 of the Board explained she sent the bid notice to nine auctioneers (one was returned  
60 undeliverable) with the bid specifications and included the list of surplus items to be sold.

61  
62 Commissioners adjourned for lunch at 11:15 a.m.

63  
64 Commissioner Branch attended to a follow up meeting with Cascade and Columbia River  
65 Railroad. He left the office at about 11:30 a.m. and returned at about 3:20 p.m.

## 66 67 **Update – Planning – Perry Huston**

### 68 69 *Planning Department Study Session*

70  
71 1) Executive Session – RCW 42.30.110 (i) Current Litigation

#### 72 73 **Motion Executive Session RCW 42.30.110 (i)**

74 Commissioner Hover moved to go into executive session at 1:50 p.m. for 20 minutes  
75 inviting Attorney David Gecas and Perry Huston to discuss current and potential  
76 litigation. Motion was seconded, all were in favor, motion carried.

77  
78 Executive session was extended at 2:10 p.m. for another 15 minutes.

79 Executive session ended at 2:25 p.m. no decisions were made.

#### 80 81 2) *Water Banking*

82 The letter of intent would signal our intent to support Oroville Tonasket OITD contribute  
83 to a water bank with \$10,000 cost share with a IGA for services. (attached)

84  
85 Intergovernmental Agreement (IGA) for use of money would need a vetting process  
86 rather than that it would be simpler to arrange an agreement with Tonasket and Oroville  
87 because it is much clearer from them what is to be done.

88  
89 The end would be a water service agreement which outlines how much water is  
90 available and how much they will lease. If the water is leased, it was ag water or  
91 something like that, we have to conduct due diligence, if for potable water for single  
92 family residence, but the idea behind the lease is that they want to hold onto their water.  
93 Another solution, temporary, would to provide time for us to form our own water bank. In  
94 broad strokes that is what they are looking to do. What is the time frame for the lease of  
95 water? That was not part of the discussion said Director Huston. But the thought is that  
96 most resident mortgages are set at 30 years. Most bankers won't lend money on a

97 house without water. Director Huston stated it would be a very long lease with some  
98 language about taking the water back. Commissioner DeTro stated it would open up a  
99 loop hole attorneys could take advantage of.

100  
101 What is the monetary approach? Director Huston explained the first step would be to  
102 obtain water right then convert, then figure out household use, then sell a credit against  
103 the lot with a onetime transaction. The agreement would come next between the  
104 parties. Commissioner DeTro felt good about the “long term water service contract”  
105 language, but doesn’t feel the word lease should be used.

106  
107 There is a sense of urgency and need some commitment to form the water bank. The  
108 letter lays it out. OTED had expressed some interest in local capacity grant could be  
109 used for initial set up. He doesn’t have that answer yet. When he spoke to Vanessa, she  
110 indicated they were reluctant to spend any of the funds on consulting.

111  
112 First is the letter of intent, then if the board moves ahead with the letter of intent then  
113 that would dictate how the \$10,000 will be used. The Intergovernmental Agreement  
114 (IGA) would outline the framework of the water bank in place, then the water service  
115 agreement would be created which would be between Oroville and Tonasket Irrigation  
116 district and would spell out the uses of the water. Commissioner DeTro stated one red  
117 flag with his involvement is that Scott DeTro is the attorney for OTID because Scott is  
118 his brother and therefore there may be a conflict if he is involved.

119  
120 The commissioners reviewed the Letter of Intent.

121  
122 3) Wolf Management  
123 The Director drafted a letter to Kelly Susewind, Director Washington Department of Fish  
124 and Wildlife regarding the Wolf/SAR incident that happened. Director Huston explained  
125 which agencies he has reached out to regarding this matter Sheriff, DNR, Forest  
126 Service. It was suggested that Chief Communication’s Deputy Mike Worden also be  
127 included in the discussions.

128  
129 4) Well Tracking System  
130 Director Huston stated the draft application was submitted for review to Vanessa at  
131 DOE. She expressed concern and suggested softer language. The application will be  
132 polished up with some softer language. Director Huston explained there are three  
133 specific grant opportunities he is working on; a \$60,000 grant for and a \$50,000 which  
134 pays for lead entity expenses and is possibly renewable. Plus \$150,000 onetime only  
135 which pays for the contractor and studies.

136  
137 Commissioner Hover asked about other entities applying of the funds for mitigation. If  
138 we had a mitigation project in the pipeline and instead of it going through UCSRB it  
139 would then go directly through the county.

140 *Comprehensive Plan Review*

141 Director Huston explained his hope to discuss with the cities and bring them onboard.  
142 The goal is to get at least the majority of the group in front of the commissioners and  
143 initiating governments. The official draft to be commented upon has not been published  
144 yet. Once it is, there will be a 30 day comment period. Draft EIS will begin the Planning  
145 Commission hearings in the end recommending to the commissioners in a package for  
146 the board to look at. He believes the EIS informs the board prior to adopting the plan.

147

148 *Planning Department. Administrative Session*

149

150 1) Tonasket EMS District

151

152 **Motion Tonasket EMS District**

153 Commissioner Hover moved to adjourn as the BOCC and reconvene as the Tonasket EMS  
154 District. Motion was seconded all were in favor, motion carried.

155

156 Commissioner Hover moved to approve the voucher certification and authorize the July 2018  
157 Tonasket EMS District vouchers to be paid in the amount of \$21,700. Motion was seconded, all  
158 were in favor, motion carried.

159

160 Commissioner Hover moved to adjourn as the Tonasket EMS and Reconvene as the BOCC  
161 Motion was seconded all were in favor, motion carried.

162

163 2) Lake Management District #1

164 Director did not discuss due to insufficient time.

165

166 3) Port District – Oroville

167 Director Huston explained the process for elections, when there isn't already formed a  
168 district. RCW 53 outlines the laws and guidelines. There is some interest in developing  
169 the port district. The purpose of the district would be run airport terminals, create a  
170 revenue stream to maintain their port facilities and other projects and to engage in  
171 project planning identify industrial park for pre zoning shovel ready building site  
172 incubator industrial facilities. There are many in the state and Kittitas County doesn't.  
173 The mapping the county can help with but up to the petitioners to do the rest of the  
174 work. Commissioner Hover stated it is difficult to consider approving a mechanism for  
175 another group to impose taxes on the people. The discussion will continue as things get  
176 worked out.

177

178 4) CXT Toilets

179 This will take a back seat, if the Planning Office performs the necessary work but it will  
180 take a back burner from other priorities. He will continue to monitor the emails.

181 Maurice Goodall provided a briefing on the status of the fires burning in Okanogan  
182 County.

183

184 **Motion - Voucher Approval - Commissioners**

185 Vouchers certified and audited by the Auditing Officer as required by RCW 42.24.080 and  
186 those expense reimbursement claims certified as required by RCW 42.24.090 have been  
187 recorded on a list, and made available to the Board. As of this date, the Board did vote, by  
188 unanimous vote, to approve the regular vouchers in the amount of \$1,388,196.02 and  
189 Payroll vouchers in the amount of \$928,101.74. Warrant numbers as cited on the attached  
190 blanket voucher list. Motion seconded and carried.  
191

192 **Motion Public Health Voucher**

193 Commissioner moved to approve the Public Health Vouchers in the amount of \$34,228.05.  
194 Warrant numbers as cited on the attached blanket voucher list. Motion was seconded, all  
195 were in favor, motion carried.  
196

197 **Review Meeting Minutes**

198 During this time, the Commissioners asked the county Auditor Thomas to discuss with them  
199 her request to purchase the elections program. She sent a draft agreement to the board.  
200 Ms. Thomas explained an email that attorney Gecas reviewed and asked about early  
201 termination language with the current provider to see about termination early. They had  
202 been assured by the state there is no plan to go to a single system. She would like to see  
203 the county on board with Verity system before the general election. We have barely one  
204 month to get it switched, but Stevens County is getting it done in time for the general  
205 election. The commissioners do not want this to create a controversial issue with the  
206 general election right around the corner. The cost will be about \$239,575 over a ten year  
207 period. The other program is \$150,000 but not for that period of time. Will drop by \$6,000 at  
208 the end of the ten years. There are funds in the elections reserve account to pay the  
209 invoice.  
210

211 Ms. Thomas stated the board could sign it or authorize her to sign it. She explained  
212 Attorney David Gecas previously reviewed the draft and his only concern was the  
213 termination language. She will provide the contract to the Clerk of the Board for  
214 commissioners' signature.  
215

216 The board adjourned at 5:00 p.m.  
217