

**RECORD OF THE PROCEEDINGS****OKANOGAN COUNTY****AUGUST 19, 2019**

The Okanogan County Board of Commissioners met in regular session at 123 5th Avenue North, Okanogan, Washington on August 19, 2019, with Chairman, Commissioner Jim DeTro; Vice Chairman, Commissioner Chris Branch; Member, Commissioner Andy Hover, and Laleña Johns, Clerk of the Board, present.

Commissioner Hover arrived this morning at 10:00 a.m. due to attending to the Fairgrounds Racetrack.

**Pledge of Allegiance**

Commissioners recited the pledge.

**Review Commissioners Agenda and Consent Agenda**

Commissioners reviewed their agenda and consent agenda items.

**Briefing Among Commissioners—Discusses Individual Weekly Meetings**

Commissioner Hover relayed meetings he attended and people he met with. He discussed meetings with county staff he attended regarding communications and dispatching services.

Commissioners discussed their views on WRIA 49 project. Commissioner Branch is trying to determine what the objective is. Commissioners discussed Tunk Valley water study area and how the results of the study would be incorporated or not into the plan.

Ms. Craig stopped in and briefly discussed a future meeting scheduled with the Prosecutor regarding County Policy waiver and a possible increase to advertising budget for WAPA advertising as it is expensive.

Commissioner DeTro mentioned having received a sample of Franklin County's website where videos play featuring county attractions to businesses and residents. Apparently, Nicole Bongo has a contract with NACo to do cost free videos of counties, to help new residents and businesses know what the county offers.

**Discussion—Affordable Housing Funding HB 1406 – Housing Coalition**

Present: Margo Amelong and Lisa from the Support Center  
Nancy Nash-Mendez, Housing Authority Okanogan County  
Elana Mainer, Room One  
Roni Holder Diefenbach, Economic Alliance  
Lael Duncan, via telephone conference, Community Action

Sue Edick was stuck in traffic but intended to arrive on time.

Ms. Mendez thanked the board with this time to present the opportunity of SHB 1406 to the Board and what it could bring to the county to address the housing crisis in Okanogan County.

Senate House Bill 1406 was described as “ a local revenue sharing program for local governments that provides up to a 0.0146% local sales and use tax credited against the state sales tax for housing investments, available in increments of 0.0073%, depending on the imposition of other local taxes and whether cities within the county also take advantage.

The tax credit is in place for up to 20 years and can be used for acquiring, rehabilitating, or

constructing affordable housing; operations and maintenance of new affordable or supportive housing facilities; and, for smaller counties, rental assistance. The funding must be spent on projects that serve persons whose income is at or below sixty percent of the area median income. Counties can also issue bonds to finance the authorized projects.

This local sales tax authority is a credit against the state sales tax, so it does not increase the sales tax for the consumer. There are tight timelines that must be met to access this funding source – the first is January 31, 2020 to pass a resolution of intent. The tax ordinance must then be adopted by July 27, 2020 to qualify for a credit.

The County must pass a resolution of intent by January 1, 2020 and then a tax ordinance must be adopted by July 27, 2020.”

The group discussed the opportunity Okanogan County possibly approving a resolution of intent. The timelines are very tight. The sooner we get started the sooner the funds can be put to beneficial use. Commissioner Hover read through some of the sample resolutions from other counties that say in favor of imposing the tax, but the bill doesn't actually impose a tax nor does it increase the tax for the consumer.

It is actually a tax credit. He would prefer language in our resolution that does not include the word “imposing” a tax.

Ms. Mendez said the tax credit is up to 20 years and can be used for new affordable housing.

Ms. Diefenbach explained a couple years ago legislation passed rules about Zombie Homes, and if cities took advantage of the tax credit those houses could be rehabilitated, such as the burnt out house next to Genes Harvest Foods in Omak. This credit would help cities rehab those type of houses and would cure some of the blight we are currently seeing.

Commissioner Branch said cities would already need to have a qualifying tax in place to utilize the credit. Ms. Duncan said if the county acts on its intent it won't affect the cities imposing the tax now. Commissioner Branch said either way he believes the county should adopt its intent. How the money is spent should be in accordance with the county's Homeless Housing Plan that was recently adopted. The state has now come out with new requirements that must be incorporated in to the plan. Commissioner Branch asked if the Plan has the types of things we are talking about today. Ms. Mainer said the plan is a homelessness Housing plan and includes wording about rehabilitation of homes and building new affordable housing stock. Throughout the plan there are references to those important pieces. Ms. Mendez said the good thing is that we don't need those details of how the credit would be used, as that can come later.

Ms. Diefenbach suggested creating a committee to identify and detail needed steps going forward.

Commissioner Hover asked if this would need to be a separate fund that is separate from the recording fees funds. Ms. Duncan replied it should be a separate fund because there is opportunity to bond the dollars and if there is a project to be funded sooner rather than later then it can be addressed outside that process. Ms. Mendez said the county would get about \$99,000 annually based on its 2018 recording fee revenue. Commissioner Hover discussed retail sales taxes in Okanogan County, but he isn't sure what portion of the total collection would be the cities and what portion would be the county's portion. Commissioner Branch said the group here operates inside the cities and outside the cities and those entities rely on the group for assistance. Ms. Nancy said there are interlocal agreements with the cities and members of the coalition. Commissioner

The group discussed prioritization of the project process and evaluations should be used to implement the plan. Actually getting the tax imposed or collected is the easy part, but deciding how the funds are to be spent is the difficult part. There are many opportunities to create meaningful housing

construction in accordance with our Homeless Plan. Commissioner Branch said each area is a bit different how cities address zombie houses may be as well.

Economic Alliance is also including projects, funding, and information to entities on grant opportunities. Commissioner Branch said some cities have an idea of the types of affordable housing projects they want in their city. Mixed housing development with triplexes was one type the City of Oroville considered.

Ms. Duncan said all mayors received the draft Homeless Plan as it was developed, but not the most recent version with the changes. She has been in touch and available to entities as is Ms. Mendez.

Ms. Mainer is eager to bring more capacity to the situation. Having an entity available is critical especially now when the funds are not that much and we need to find ways to leverage other monies in the next tier. These funds are really best used to bond other funds with. That is why projects should be identified. Ms. Duncan said one item previously discussed, was a request from Coalition to provide funding to a private contractor who could work on the revision of the homeless plan. Commissioner Hover said these are our sales tax dollars, and he has no issue.

Commissioner Hover moved direct staff draft a resolution of intent for the tax credit in HB 1406. Motion was seconded, all were in favor, motion carried.

Commissioner Branch moved to create and issue a press release on this matter for the public. Motion was seconded, all were in favor, motion carried.

Ms. Mendez asked what the time line was for both resolution and ordinance. The Clerk of the Board stated a public hearing would be required for the commissioners to consider the ordinance. Ms. Roni suggested a meeting among all those entities and present this to them all at once to get everyone on the same page.

Ms. Mainer discussed the funds needed for a contracted position. Historically OCCAC has supported the Coalition, but this year OCCAC is not in that role, so someone is needed. The Coalition has gotten together to discussed what that would look like. Commissioner Hover asked if this would be a contractor or a position. The Contractor would come in do what is needed then be done. Lael discussed a contract for management might be different than the contract with the person doing the activities. Commissioner Branch said that would be solicited via Request for Qualifications.

Ms. Duncan said an RFP was put out in June, but only one application was received, but the consensus of the group that person could reliably get the plan amended to the point it satisfies the state and at that point the person could be evaluated for further work or another RFP solicited for the rest. The person didn't have homeless experience but was very organized, said Ms. Duncan. Ms. Mainer said in looking at the standards of the state, what can the county do meet or exceed those and meet our plan expectations. Commissioner Hover asked where the funds would come from.

Commissioners continued to discuss their expectations of the plan and identification of funding sources. Ms. Duncan said a lengthy discussion of the coalition resulted in a more mature work through for a product that could be used long term. And at that point it was decided by the coalition that contracting with someone with extensive experience.

Ms. Mainer discussed the funds OCCAC has received and wondered if the county could use those funds to hire an employee rather than paying OCCAC professional services. One Lael's concerns is the lateness of the season, as she would like the contractor to feel the schedule is doable. She thought homeless housing funds could be used to pay the contractor. The Clerk of the Board reminded the group about the difference between an employee and a contractor.

Ms. Duncan said the state specifically calls out the cost of homeless housing planning.

The coalition will provide Lanie the RFP information for publishing. Then the county will ascertain what it will do. Commissioner Branch said he is looking forward to this process and seeing some projects on the ground.

Katie Haven member of the public video and audio recording the meeting for Okanogan Watch Group.

### **Update – Planning Department – Interim Director Angie Hubbard**

Angie Hubbard provided her agenda and discussed the items listed there.

#### *WDFW Letter Miller Pit*

The letter to WDFW Jim Brown was discussed as Commissioner Hover was absent when it was previously signed and it did not have the absent stamp on his signature line. Commissioner Hover stated he would like to sign the letter as Mr. Brown was inquiring why the Commissioner whose district the proposed gravel pit is in did not sign the letter.

The Clerk of the Board suggested the board move to resign the letter by all three commissioners and resend it to WDFW, Jim Brown.

### **Motion Resign Letter to WDFW Jim Brown –Miller Pit Proposed Purchase**

Commissioner Branch moved to send the letter with all three signatures on it. Motion was seconded, all were in favor, motion carried.

Ms. Hubbard asked if the Planning office could be closed for half a day for the Public Records Act Training in October. Commissioners would prefer that one person stay in the office.

#### *WRIA 49 Planning Unit - Building Permit Data*

Ms. Hubbard showed the board the Linear trend and average from 2001-2018 via projector. Commissioner Hover discussed the trends. Ms. Hubbard stated partly what the Colville Tribe is doing regarding accounting for their water systems.

Gene Wyllson is working on the well logs.

The Well Tracking grant was submitted. There was some difficulty in the transition between director and lead contact on grant application changing.

Ms. Hubbard had a request to extension of the SEPA decision to September 19. The decision was discussed with Chief Civil Deputy Gecas.

#### *Interim Controls*

The map with the neighborhood commercial zones was shown. Loomis was used as an example. The map showed where the control was pulled back around unincorporated towns. She showed the preview of the map as it was before where it was 5,000 acre lots down to 5 acre. Commissioner Branch said expansion of an unincorporated town to 5000 acres happened. He said the purpose should be known for actually taking an expansion area of an unincorporated town neighborhood commercial zone. He believes it should be left as the current management for commercial. Some were platted intentionally and incorporated into the communities and infrastructure was built accordingly. Commissioner Hover said the zone is way outside the town plat, so he would like to shrink it down to the size of the town plat. The commissioners looked at the unincorporated town of Chesaw map to see what was done there. The original map showing the zone and the modified zone after pulling back the neighborhood commercial zone around the unincorporated town.

The map showed many five-acre lots just south of Chesaw.

Commissioner Hover asked about Ms. Hubbard's role in the Planning Unit. She feels she is providing information to the group, but because of the transition she isn't sure what the intent. She has done a lot of work compiling the data and providing it. She works regularly with Craig Nelson to ensure we are all on the same page. Commissioner Hover asked how the building permit data was articulated? She said she has been working on it for a while, but feels it was understood a summarization of the building permits over the years was being gathered.

Commissioner Hover asked Ms. Hubbard to ask DOE where the influence of the Methow River is and the Okanogan River is in WRIA 49? He wants to ensure the actual science is used.

### **Update-Watershed Planning Unit, WIRA 49 Reps C Nelson & G Thornton**

Jay, Todd McDaniel, Craig Nelson, Angie Hubbard and George Thornton were present.

Commissioner Branch explained why the meeting of the initiating governments was necessary.

The group discussed the Watershed Planning Unit tasks and Watershed Plan update because the commissioners heard concerns that Department of Ecology wasn't going to acknowledge the plan without the county having addressed ecologies concerns.

The concern was that DOE wasn't going through the process and there was some appearance that it was unfair. If this is what the situation is then we should address it as the initiating governments and we want to be sure it is truly a representative process. Commissioner DeTro stated his concern was that he had met with state representative of the 7th district who had concern that the process be done correctly. The meeting he went to where Wes McCart was invited, and that conversation was 200 acre feet being available and that would have answered our questions and problems. We have 2 acre feet when actually there is 200 acre feet. Jay said he has recently become aware of that. We need to show our work to show where that water needs to go and how much consumptive use and it will go more quickly. Todd McDaniel stated the planning body getting everyone on the same page quantifying the results, identify what is needed, and we should show our work. Ms. Hubbard contacted DOE to ask if funds are available not out of tax payer base, and she found out there is a competitive grant process that starts this winter, and then there is another separate program that is available.

There are specific sections to be updated, including the water budget how much water is available and how much over twenty years. It is a mathematical problem, and the next meeting may be the last so consultants can do what they're supposed to be doing.

If we don't have a plan that meets DOE definition on net ecological benefit. We do need to play the game, give them projects already on the list, that they can put into the process and part of what the county said it would do was to prioritize them etc.... We want to be able to give them 110% so they don't go down that line. Commissioner DeTro commented on the misnomer, why we don't take copies of the adopted Plan that Ecology has posted on their website, tune up that plan rather than starting at square one and recreating the wheel. Don't start at square one. He understands where Craig is going with this, why not cure the plan for us, mitigate it now. Mr. Nelson didn't believe ecology would take the plan and apply as net ecological benefit las water for water.

Mr. Nelson said if DOE throws out the plan because we haven't addressed things by January 2021, then do we get another chance to do it again, no, because it is already in the door. Mr. Craig said we should hire a consultant, let them do the work accordingly, then bring to planning unit over several meetings over the next 6-9 months.

They drew a line and said beyond this line you do not influence the wells. The reason for the info is to firm up the 70 building permit average. We did a trend line on number of trend lines taking into account the number of permits in Brewster for mitigation. The Board just needs more information.

Mr. Nelson explained that number would be insignificant, help our case and make it impossible to deny and give them a few extra homes intended to be built.

Commissioner Hover said the Planning Unit is driving the bus and he wants to ensure the commissioners are on it. Mr. Nelson said ultimately the Planning Unit says okay to the process. The county has the authority to select the consultant but should also be communicated to the Planning Unit. Ms. Nelson has done this three times before and he said this is the last time. Commissioner DeTro said we don't want to make mistakes, so if he sees them, the board wants to know.

What are we doing that is taking so long, asked Commissioner Branch? Mr. McDaniel said the group has been in the weeds a lot, but cannot figure out some of the needed details. If there is a commissioner from another county that takes exceptions to our plan and that person isn't here, it bothers him when other jump into the middle before things have been figured out. He doesn't want someone from another place telling us what is taking so long. Commissioner DeTro said that commissioner wanted to help us with ours since that county had already been through it. Did they spend one whole meeting deciding whether or not to use Roberts Rules, when the requirement is to use them until adoption then consensus? Mr. Nelson explained the process does ask for consensus.

Commissioner Hover said get the data in chunks and when we have it all then turn it in to the plan.

Commissioners' thanked everyone for coming. The commissioner will do their best to help the unit process the data and things can go forward. If the board are riders on the bus, and it comes to voting on the last portion, and they have been on the ride, then approving it should be pretty simple.

#### **Discussion – Elections – Auditor Cari Hall, Jamie Grooms and Tanya Craig**

Ms. Hall explained there are a certain number of required employees in elections department. Same day registration and voter laws it is just too much for work for a .75 time employee. There is costs associated with the elections equipment but it is about half of what we would pay for the system. Some costs are reimbursable and Auditor Hall explained the billings.

Another full-time employee is requested for the Elections. Having another person would garner more productivity over the use of the machine. The maintenance costs can be billed to others but the purchase cost is the responsibility of the county. Ms. Hall said the machine would be great, and she looked into which would be more cost effective. It doesn't matter which one as long as it is one or the other. Commissioner Hover said the machine would provide 10 years of service. Franklin County has the machine and they love it. They also have five election staff and they have 10,000 less voters than we do. Commissioner Hover said a person is going to be more versatile than the machine. Ms. Hall said with 15 measures going on the ballot from the state, 139 offices, plus city and town measures, so we are talking about a massive ballot. The county would get more bang for its money by hiring a person. Ms. Hall understands the liability of the impact if we don't do it right, but she is also thinking about the cost.

Commissioner Branch said he has no problem with either one. He asked what licensing revenue is derived from people processing vehicle tabs online over coming into the office. Ms. Hall replied that of the \$1.00 that is received, \$0.55 of it is the stamp, and the rest doesn't cover all the processing work involved, so we actually lose money when people process their tabs online.

Ms. Hall really wanted to make sure her request was doable. The only down time would be in December, but that really isn't down as the Jr. Taxing Districts are submitting. The position would be called an Elections Deputy.

#### **Motion Creation of Elections Position in Auditor's Office**

Commissioner Hover moved to authorize the Auditor to create the elections deputy position and to advertise the position. Motion was seconded, all were in favor, motion carried.

**Motion Staff Direction to Create a Resolution**

Commissioner Hover moved to direct Human Resources to create a resolution for the adoption of the job description for Elections Deputy and outline other details of the position. Motion was seconded, all were in favor, motion carried.

**Motion Oroville Rural EMS District**

Commissioner Branch moved to adjourn as the BOCC and reconvene as the Oroville Rural EMS District. Motion was seconded all were in favor, motion carried.

Commissioner Hover moved to approve the Voucher certification and authorize the Oroville Rural EMS District vouchers to be paid in the amount of \$1,280 for the 2019 State Audit of the district. Motion was seconded, all were in favor, motion carried.

Commissioner Hover moved to adjourn as the Oroville Rural EMS District and Reconvene as the Methow Valley EMS District Motion was seconded all were in favor, motion carried.

**Motion Methow Valley EMS District**

Commissioner Hover moved to approve the Voucher certification and authorize the Methow Valley EMS District vouchers to be paid in the amount of \$56,797.83. Motion was seconded, all were in favor, motion carried.

Commissioner Branch moved to adjourn as the Methow Valley EMS District and Reconvene as the BOCC Motion was seconded all were in favor, motion carried.

**Motion - Voucher Approval - Commissioners**

Vouchers certified and audited by the Auditing Officer as required by RCW 42.24.080 and those expense reimbursement claims certified as required by RCW 42.24.090 have been recorded on a list, and made available to the Board. As of this date, the Board did vote, by unanimous vote, to approve the regular vouchers in the amount of \$1,271,780.89 and Payroll vouchers in the amount of \$972,073.03. Warrant numbers as cited on the attached blanket voucher list. Motion seconded and carried.

**Motion Public Health Voucher**

Commissioner Hover moved to approve the Public Health Vouchers including payroll in the amount of \$33,809.07 and regular vouchers in the amount of \$517.90. Warrant numbers as cited on the attached blanket voucher list. Motion was seconded, all were in favor, motion carried.

**Review Meeting Minutes**

Commissioner reviewed their meeting minutes.

The board adjourned at 4:30 p.m.