

RECORD OF THE PROCEEDINGS**OKANOGAN COUNTY****DECEMBER 9, 2019**

The Okanogan County Board of Commissioners met in regular session at 123 5th Avenue North, Okanogan, Washington on December 9, 2019, with Chairman, Commissioner Jim DeTro; Vice Chairman, Commissioner Chris Branch; Member, Commissioner Andy Hover and Laleña Johns, Clerk of the Board, present.

Pledge of Allegiance

The Pledge was recited.

Having arrived early for the first meeting of the day, Auditor Hall explained that Fire District #7 and #12 did not comply with the dates to submit their 2020 budgets to the Auditor for county adoption. These are Fire Districts and they can operate on emergency budgets. The Auditor has done what she can to provide adequate reminders, but the Districts said their board meets December 13, after the county intends to adopt its 2020 budget.

Continued Public Hearing – 2020 County Budget

Cari Hall, Leah McCormack, Larry Gilman, Lisa Schreckengost, Jan Million

The Clerk of the Board turned the audio recording on.

Commissioner DeTro opened up the public hearing.

Commissioner Hover discussed the Veterans request for additional staffing. The commissioners discussed increasing the Ad Valorem from \$80,000 to \$100,000 which may not cover the cost of the department. Commissioner DeTro said if additional funding from the Marijuana bill then next year we might be able to add on additional revenue.

Commissioner Hover asked what the level of service is that we wish to accomplish. After the van was purchased their budget savings tanked. He isn't sure when the next van would be needed and if that should be considered for saving. Have we asked what the timeline is for needing another van? The commissioners recognize the department is not sustainable with the \$100,000 allocation nor the \$80,000. The part time person will need to be scheduled accordingly with the allocation provided.

Auditor Hall explained EDEN maintenance fees and that Public Works pays 50% of the cost. Public Works is miscellaneous and fund 102 is a special purpose fund but none of the other miscellaneous funds pay a portion of the fee. She does not believe Public Works should be paying for the fee. If we had a formal cost allocation plan we could allocate maintenance fees as a business expense. We do not have the plan in place and it would be hard to argue with the auditor as we have the cost regardless.

Commissioners discussed Juvenile Dept. head not attending the meeting this morning and said the department tab be greened and if there are additional asks the department can come discuss later with the board.

Treasurer McCormack provided an amortization schedule for the Sheriff's vehicles. If this works it is a good way to go with only paying around \$90,000 instead of \$250,000. We will only change out 50% of the vehicles but better than one or two. It is better than what we've been doing.

Ms. Hall said, to be clean on the Interfund loan, the loan was discussed putting the money into CE then transferred out of 015 to vehicle so there is a revenue and expense so the transfer is very clean.

Commissioner Hover discussed the elected official's salary and non-bargaining request for salary increase. Ms. Craig is working on those numbers to see what 1-2%. There is also the tying of the elected official's salary to the Superior Court Judges salary. He isn't asking for a decision if we put the money in contingency reserve then we will have the money for if we decide to give none bargaining a wage increase. If we tie to judge's salary, then we have money to consider that later. Commissioner Branch said he has looked into some of what other counties are doing to tie the salary to judges. Commissioner Hover said a citizen's commission, if created, could change salaries down as well as up. He spoke to David Gecas on the implications of how the commissioners' salary can change in mid-year when the resolution is approved outside a term. Commissioner DeTro said it is very difficult to constituents to grasp. It is relevant to put the funding into contingency reserve rather than current expense reserve. Access to the funding is to be considered.

Commissioner Hover said the commissioners receive an in-county travel stipend. The travel stipend is more convenient over keeping track of every trip and every mile since the commissioners' travel so much within the county to meet with constituents. If the commissioners were to use a county vehicle, then going to the grocery store wouldn't appear to be allowed. Going to the store at the end of a shift in a county car bring questions of constituents as to why a county car is used to haul personal groceries home.

Lake Management District budget tab was added since that budget is coming from Planning Department. The BOCC is actually the governing board for the district and must have a budget.

Commissioner DeTro called for public comment, seeing no one present to comment, Commissioner DeTro closed public comment and opened the hearing up to commissioner discussion.

Motion Resolution 156-2019 County 2020 Budget Adoption

Commissioner Hover moved to approve the Okanogan County 2020 Budget. Commissioner Hover moved to amend his motion to approve resolution 156-2019 adopting the Okanogan County 2020 budget including the miscellaneous and Jr. Taxing District budgets as presented. Motion was seconded, all were in favor, motion carried.

Commissioners discussed providing a handbook to the Jr. Taxing Districts that provide budget and annexation guidelines for budget & levy certification that is simplified. Commissioner Hover thought the Jr. Districts would meet with the BOCC about their budgets and various financial processes for those items the BOCC must consider.

Treasurer McCormack thought it would be good to have an annual meeting with the Jr. Taxing Districts to go over the required budget timelines and expectations the county needs them to comply with.

Review Commissioners' Agenda and Consent Agenda

Commissioners reviewed their agenda.

Briefing Among Commissioners – Discuss Individual Weekly Meetings & Schedules

Commissioners briefly discussed their individual meetings.

Discussion – Energy Project Phase II – Ameresco & DES

Joe Poulin, County Maintenance; Kirsten Wilson, DES, Ron

Ms. Wilson explained how the Department of Enterprise Services and Commerce grant rounds in the springtime for projects. Efforts to overlap. Another grant program for state agencies and those projects have been submitted with awards announced in February. They indicated the funding was to be used

in the next funding window. She heard someone has left the agency and could be a good thing. There seems to be staffing shortages for these Energy projects.

The funding is available at 3:1 ratio with significant hoops even after award of the grant. There was a phase II number put out there in the original proposal. Some agencies went through the process and said they'd never go back to Commerce for funding again. Some front loaded the design costs to use first. Some were getting their money after the project was completed. DES doesn't care where the funding comes from they manage the project. Ron said an action item from the BOCC would be needed to start a conversation with funding sources. Private grant Kirsten mentioned, the county may be eligible for it's a Sunderlund Grant for energy efficiency work. Commissioner Hover said the VG building still has T-8 lights, would going to LED lights save a significant amount. LED's provide better control. Incentives are still good from the PUD, said Ron. Not LED tubes that are better and not as costly. There are other solutions that are cheaper and provide incentives.

Commissioner Hover said the reason this conversation was requested was because the stack of 8 unites on top of the annex are failing. Does the county put money into replacing those or a phase II to hook into the system? The injection well will need to be evaluated to see if it has the capacity to pick up both Annex and Admin, and then see if there is enough for the VG. The executive order 0505 applies to agencies and state capital budget. We now have executive order 1801 which is energy efficiency and a state statute for greenhouse gas reduction but because Okanogan PUD is hydroelectricity that is a 100% clean energy.

Kirsten Wilson said preliminary assessment to identify all individual opportunities, then discuss the evaluation to either replace or expand. If it make sense to do the lighting to offset costs of the expansion then that might work. That would happen after the first of the year. Juvenile Detention and Juvenile Admin building as well as the Courthouse Annex. There is the thought if geothermal expanded we only need the distribution which would offset costs.

Interagency agreement will need to be reissued. The process allows us to utilize 36.34 to meet competitive requirements and means with the interagency agreement it is a completely negotiated process. They can do anything from an open bid to limited bidding to direct negotiation with contractors. We can execute rapidly. The state auditor will slap us around but we do not have to have bid sheets for this.

Multiple state agencies are going through the LEAN, but it is slowly working its way through. A LEAN suggestion might be welcome.

Action Items:

Look into pricing for Phase II

Look into other grants

Find out where annex building falls in historical register

Look at capacity to pick up the Annex, Juvenile and Juvenile Detention

Interagency agreement

Lighting County wide

Anything else that makes sense.

PW administration lighting and windows.

Street lights-Fairgrounds, Courthouse Complex ALL

Update – Planning Department – Interim Director Angie Hubbard

Ms. Hubbard provided the board with her agenda and discussed the items listed there.

Motion Tonasket EMS District

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

Commissioner Hover moved to approve the Voucher certification and authorize the Tonasket EMS District vouchers to be paid in the amount of \$21,700 to Life Line for Services. There is a line item that says Motion was seconded, all were in favor, motion carried.

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

Motion Methow Valley EMS District

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

Motion Oroville Rural EMS District

Commissioner Hover moved to approve the Voucher certification and authorize the Oroville Rural EMS District vouchers to be paid in the amount of \$9,860. Motion was seconded, all were in favor, motion carried.

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

Continued Planning Update

Ms. Hubbard provided her Planning Dept. update

Ms. Hubbard explained the Hearing Examiner recently made his decision on the Miller Pit. He upheld and denied the SEPA appeal and the CUP project to move forward. Notice of final decision will be published and 41 days from publication

WRIA 49 meeting is set for January 9-10 and she is looking for a venue for the meeting. Commissioner Hover stated the cost is \$75. Ms. Hubbard said she is to find out the logistical technical needs of the group.

Ms. Hubbard explained the B & O tax is on the revenue received from the general public on the permit fees. A budget amendment may be needed for this later.

Gina McCoy, member of the public, taking computer notes for Okanogan Watch Group.

Discussion – Methow Valley EMS – Aero Methow – Cindy Button

Cindy Button, Terry Karro

The contract with Aero Methow requires the county to pay out all the revenue at the end of the year, but the district would not have any money at the beginning of the year. The bulk of the revenue comes in April and May. Commissioners discussed the fact the district doesn't have any money saved for buildings or ambulances or if Aero Methow seized to exist the EMS District would be left with no assets. It is important for the county and district that some money be set aside in case something happens to the service provider. The Oroville and Tonasket EMS districts have buildings and ambulances. The concern is that funding would appear to be retained for Aero Methow. If the District had money in reserves it could pay for services if Aero Methow. Commissioner Hover thought a fixed amount would remain for startup in case. Ms. Button said they are nonprofit, and if they go away all assets would have to go to another nonprofit or to the state and is charitable. What if the levy fails, then there should be money to carry the district over should the levy fail. Ms. Button is not comfortable with the county holding the reserve and suggested Aero Methow hold it. It is something to think about.

Technically by contract we pay everything out on December 31, but then there isn't funds until taxes are paid in April. Either pay out all funds at the end of the year, or in June the district remits the remaining funds in the account of the previous year's collection to the contractor.

Discussion – Land Issues – Roger Rylander

Angie Hubbard, Pam Wyllson,

Mr. Rylander provided the board with documents. (attached)

Mr. Rylander explained he has been dealing with Antoine Valley Ranch. They did a boundary line adjustment that included a portion of his land. An irrigation line used to run along Hwy 20. DOT said site distance is 600 feet and they do not promise bridges. The property is in the flood way so no concrete. He put in a wooden bridge. Sustain trespass is to remove the bridge. Together they share 1/3.

The Sheriff sold his home with the wrong legal description.

The Planning Department gave away 56 acres that when the sheriff cancelled the second sale AVRS stopped paying taxes. The only place a bridge can be built is where the site distance is a 1000. Mr. Rylander said his title is so cloudy and has liens on it because of this and he owes \$150 per month until he replaces the bridge. He was served notice with the wrong legal description.

He is trying to get all the paperwork of the action of the Planning Department that happened on July 19, 2019. Commissioner DeTro asked what is missing. The Boundary Line adjustment so he can learn who did what.

Angie Hubbard said when a boundary line adjustment is processed she showed the signatures. He has been paying taxes on the property that he does not hold title to. He has been paying the taxes because the landowner isn't. He cannot sell his property. H wants to know if the Lacey's sold property to someone on the sly. He has no idea of who owns his house. Commissioner DeTro stated the county cannot straighten out his legal issues.

He has over \$50,000 in taxes paid on 200 acres he doesn't own that 50 acres just got peeled off of. He has a bogus survey. Commissioner DeTro said this has nothing to do with the county. Mr. Rylander said he'll give his property for conservation.

He had 47 then sold 27. The 200 acre is not owned by him even though he is paying the taxes he claims it as his. He feels he is being hassled by a millionaire and there's nothing he can do about it. He has been taken to court several times. He talked about several wrecks that happened on the driveway due to cell phone use. It isn't his problem but he doesn't want to be accused of killing someone. He is going to sue the Sheriff, but his problem is he has to find an attorney. It isn't the same sheriff anymore. Every gets to change their position and he has to go to court. Jim Platt now lives in La Quinta California and out of state.

Mr. Rylander thanked everyone for their time.

Discussion DNR's Public Lands-Ken McNamee, NE Regional Manager

Bob McKellar

Mr. McNamee discussed lands trust.

Commissioner DeTro, regarding the four windy hill parcels, said instead of an exchange they would have the property within the operation. It doesn't have to be a sale. It is going to be an oral auction.

Then three weeks ago it was changed to sealed bid. The problem is that if it goes to sale and he doesn't prevail, then he is out. Commissioner DeTro thought an oral auction would be the best process. The comment period is coming to a close, but this Thursday's comment period is part of that process in Twisp Community Center. Lorah Super is facilitating the meeting, thought Mr. McNamee. The Community Center is where it was thought to be held.

Commissioner Branch asked if there would be investments in purchases within Okanogan County with the proceeds of these sales? They did not have any particular parcels identified at this time in Okanogan County for purchase.

It will be discussed in greater depth. Mr. McNamee said these parcels don't bring in much value. Some parcels have public access and some do not and it isn't automatic. In today's environment it is tough to get public access but the trust must be compensated for that and it cannot just be given. There is a difference between trust land and public land.

Mr. McNamee explained there are 12 parcels around 1011 acres total. Four parcels are up Windy Hill Rd off Buzzard Lake. They look for leases that have improvements.

Mr. McNamee is now the regional manager that was Loren Torgersen's position.

They must have money in the land bank in order to have the money to make the purchases and must be on the plus side of the foundation before they can sell. They do watch closely.

There are plans to pave Leader Lake Road. Senator Hawkins found some money for it.

Commissioners were thankful of the group of the discussion.

Review Meeting Minutes

Commissioners reviewed their meeting minutes.

The board adjourned at 5:00 p.m.