

RECORD OF THE PROCEEDINGS**OKANOGAN COUNTY****JANUARY 15, 2019**

The Okanogan County Board of Commissioners met for its regular session on January 15, 2019, with Chairman, Commissioner Jim DeTro; Vice Chair Commissioner Chris Branch; and Member, Commissioner Andy Hover, and Laleña Johns, Clerk of the Board, present.

George Thornton, member of the public, taking notes for Okanogan Watch Group.

Commissioners' Staff Meeting

Commissioner Hover discussed projects that require informal or formal bid processes. There are rules for Plans Specifications & Estimates (PS&E) Design build process was discussed.

Commissioner DeTro discussed the definition of "farm access" when the person granted the access is not actually farming. Director Huston explained a farm permit would be necessary to apply for farm access. Commissioner DeTro noted if someone historically used it would it be grandfathered in somehow.

David Gecas updated the board on matters he is working on. He discussed tax title property that was for sale at the county tax foreclosure sale and did not sell and now the county owns it. Direct negotiation is allowed for these if done within 12 months of the sale. Notice to the city was also discussed. There may be personal property still in the property mentioned here and would not belong to the county even though the county now owns the property. Jamie Edmonds put David in touch with the family members as they have expressed a desire to purchase the house.

Mr. Gecas is meeting with the courts on the process of sealing records. He met with Pest Board employee Dan McCarthy on property enforcement. It is a more complicated situation than originally though RCW 15.08 and RCW 15.09 describe the procedure for abatement. It isn't one big parcel the parcels are scattered up to the border but the issue involves 500 acres and every one of the parcels borders another orchard who has complained about coddling month issues that are not being resolved. With the size of the property and commercial uses, it is not abandoned, he wants to ensure the property process is conducted. The Pest Board can put a lien on property. In the past abatement happened when orchards are removed not due to lack of spray cover on a commercial.

Mr. Gecas explained another legal matter that statute supports regarding defense attorney costs and whether or not the county must pay those in a special circumstance case.

Director Huston provided the FEMA flood map amendment webinar schedule and project summary. (attached) They are taking non detail study areas to establish more accurate flood plain boundaries. Commissioner DeTro asked if the flood in 1972 was a 100 year or 500 year flood. It was thought to be a 500 year flood. If FEMA does an adjustment to their elevation how would that determination affect those building in the flood plain? Some of our flood plain maps do not provide the needed details for some areas so folks building there would need pay for a flood plain survey.

Stella Columbia relayed her staff report. She explained the next FAC will be held February 7th at 6:00 p.m. at the Annex on the fairgrounds because the usual date falls on Valentine's day.

Ms. Columbia explained a request from the Hort Association to remove the damage deposit requirement for their meeting on February 5 in the Agriplex/Annex. An amendment to the fairgrounds fee schedule was discussed. Ms. Columbia warned against increasing the fees as it would affect rental revenue. Commissioner Hover explained that some would hold a credit card in lieu of holding

cash for the damage deposit, except the county is not set up for credit card use.

Joe Poulin stated the Juvenile sewer drain was snaked. He has the measurements for the area to be excavated. He will schedule a walk around and collect bids for those responding to the request for quotes in the next couple days. Fred Coulee was contacted for a structural engineer and he was concerned about the problem being under the concrete. The RFQ will need to be drafted, Commissioner Hover asked Mr. Poulin to work with Director Huston on the language for the RFQ.

Finance Committee Meeting – Treasurer McCormack

Treasurer McCormack, Auditor Hall, Dennis Rabidou and Sabrena Smith

Treasurer McCormack provided her agenda and discussed the items listed there. (attached) She began with item #6 possible bonding for fund 160 for repairs to Juvenile. Treasurer McCormack explained she has not looked into bonding for the projects but she suggested the county go out for a bond where fund 160 is paying off the bond as the revenue source. She believes fund 160 would be a good revenue source for a 15 year bond to cover the annual payment. It makes sense to make the repairs instead of putting band-aides on the issues. Commissioner Hover asked how many kids we have and can we take some kids from Ferry County to help our revenue stream. Mr. Rabidou explained Ferry County is looking at Okanogan County as a possible juvenile facility if Martin Hall closes. Mr. Rabidou explained right now there is a huge youth homeless population. He relayed times are changing, as more programs are being developed and need more response from possible stakeholders.

Do we bond to improve what we have or do we consider additional amenities and expansion. She needs to know what kind of money we are looking at for whatever is decided upon. Inquiring about charging for housing the tribal juveniles was discussed.

Director Huston offered caution about putting new stuff into an old building, it is like putting a new engine in an old car. Put in what you need versus a total rehabilitation or brand new structure options were discussed. Property tax options for a GO bond still have capacity for that. A discussion with Juvenile is needed to nail down where to go with the specific project endeavors. Commissioner Branch said citizens voted for the tax and we should revisit what was being discussed at the time and what we intended to do. One concern is if we don't have anything in place and could take a long time to put together and would the funding still be sufficient. The six-year Capital Improvement Plan updates were discussed. Population projection should be tied to it and the improvement plan tied to the comp plan.

Youth homelessness, can we integrate that into the detention side of things and what would that look like. There is funding available in that area through Commerce and they are looking to Okanogan County on what that might look like. Mr. Rabidou said the timeline is uncertain. The Housing Coalition is involved and he has spoken to some of the members about youth homelessness.

Treasurer McCormack will look at carry over in fund 160 to see what can be used for a bond and she'll also need cost estimates. She'll need that information before contacting bond agent.

Mr. Rabidou said that operational costs should be covered first. Director Huston discussed level of service base then move along the decision path on what will actually be done, figure our staffing for the option, GO bond construction, always include operation costs in the bonding issue.

Treasurer McCormack continued to discuss the other items listed on her agenda.

Payoff of the Interfund loans was discussed. The amount budgeted was the amount due for this year not the amount needed to pay them off. If the board wished to pay off both loans this year, a budget amendment would be needed. The amortization schedule was provided for the two loans.

Carry over funds were discussed. Public Works had a large carryover in the road fund which included investments. Overall, we are doing pretty well.

Credit card policy 52 cards being administered. She is considering updating the policy. Three amounts will be provided \$1,000, 5,000 and 10,000. Commissioner Hover would like a memo acknowledgment sent to those who have a card that is signed. Consistency is needed with our current practice.

Ms. Hall stated another budget adjustment is needed. We have final word that elected's are subject to paying into the FMLA leave. It makes no sense. The first payroll of the year is very difficult and with the required changes it makes it even more difficult to process.

The group discussed having a \$1 million dollar reserve and how that can be accomplished and still pay off the loan.

Cancelled Update—Human Recourses & Risk Management—Tanya Craig
Ms. Craig cancelled the update as Finance Committee needed the extra time.

Update – Public Works

Engineer Josh Thomson, Admin Ben Rough, and Solid Waste Kent Kovalenko

Ben Rough discussed the items listed on his agenda. DOE recently called Mr. Kovalenko about some funding for the Apple Maggot issue. Mr. Kovalenko explained who he has contacted to resolve the funding questions. Mr. Kovalenko has also reached out to Department of Ag. Food waste out of the waste stream and into compost, but it creates a smell. Twisp Winthrop area would require real hard consideration on placement due to smell. We are in limbo due to the Government shut-down. He spoke to DOE on Monday about grant money they want to give us now with strings attached. He is hesitant because the amount of green waste is unknown right now. The funds offered were \$50,000 and would be used to purchase a new chipper and configure a steam box.

Mr. Kovalenko discussed the City of Leavenworth and what they have done to create a steam box. He explained the changes he would make and the tests needed to ensure 154 degrees is reached. The Board will need to decide on the DOE funding offer. Mr. Rough said he recently discussed Dan McCarthy said the entire Okanogan County could be included in quarantine area soon and recommended we not spend a lot of money to separate the green waste. The cost would be less as hauling would not occur outside the quarantine area.

Mr. Rough discussed the limited office space for the Solid Waste department. Mr. Kovalenko thought bringing in a mobile unit for the needed space until such a time we either purchase it or build something else was an idea. It has a bathroom that would tie into the current septic system which has the capacity.

SWAC membership was discussed. Mr. Rough previously sent the Tribe an email requesting a letter regarding Joaquin. Travis Bessette was recommended by the tribe to fill the CCT position. The first Monday in February is the next SWAC meeting and still a few positions short.

Engineer Thomson updated the board on items listed on his agenda. (attached) He described a situation on Buzzard Lake road where someone was stuck. It was not a life or death situation then Public Works may not be able to help. It was on a county road but past the point where the county maintains.

WATV sign designs were provided. (attached)The Engineer liked the first and last example, but Commissioners liked the last one because it can be used in other areas not just a critical area. He thought the ATV Club might want to preview, but commissioners would like to use the last design

without feedback from the club.

Lost River Flat project prelevel and chip seal and an agreement is being drafted for that by David Gecas.

The Public Works consent agenda items were discussed. A letter was sent to a cattle guard franchise holder about the required franchise fee that has not yet been paid.

Commissioner Hover moved to approve the list of refund checks that the Treasurer needed acknowledged by the board. Motion was seconded, all were in favor, motion carried.

Motion Resolution 7-2019 Authorizing Additional Floating Holiday

Commissioner Hover moved to approve resolution 7-2019 approving an additional floating holiday for non union employees. Motion was seconded, all were in favor, motion carried.

Motion Resolution 8-2019 Finance Tech –Solid Waste

Commissioner Hover moved to approve resolution 8-2019 creating a Finance Tech position within Solid Waste. Motion was seconded, all were in favor, motion carried.

Motion CDBG Public Services Grant Request #4

Commissioner Hover moved to approve CDBG Public Services Grant request #4 in the amount of \$9,634.52 and authorized the Chairman to sign. Motion was seconded, all were in favor, motion carried.

Motion Amendment #1 Direct Services Agreement-Homeless Housing-Support Center

Commissioner Hover moved to approve amendment #1 to the 2018 Homeless Housing Agreement so the Support Center can utilize the remaining 2018 allocation in the amount of \$2,991.54. Motion was seconded, all were in favor, motion carried.

Motion Amendment #1 Direct Services Agreement-Homeless Housing-OCCAC

Commissioner Hover moved to approve amendment #1 to the 2018 Homeless Housing Agreement so the Community Action Council can utilize the remaining 2018 allocation in the amount of \$3,555.49. Motion was seconded, all were in favor, motion carried.

Motion Amendment #1 Professional Services Agreement-Homeless Housing-OCCAC

Commissioner Hover moved to approve amendment #1 to the 2018 Homeless Housing Agreement so the Community Action Council can utilize the remaining 2018 allocation in the amount of \$5,550. 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 \$53,306.48. 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 in the amount of \$5.86. Warrant numbers as cited on the attached blanket voucher list. Motion was seconded, all were in favor, motion carried. Commissioner Hover commented that the amount of the check was less than what it would cost to process the voucher.

Citizens Comment Period

George Thornton, member of TV District #1 Board of Directors, updated the commissioners on the

meeting held earlier today with KSPS, Spokane. He said CCT representatives George Rasmussen and Tiffany Circle attended. Ms. Circle is in charge of the leases on Omak Mt. They are working on an agreement to increase overhead service and expand the foot print that would help. We have to work through some legal issues before KSPS can confirm. Ms. Circle explained to him she has some legal issues yet to work through. He said once up and running there could be up to 20 channels with HD delivery. Potential to put in a multi directional equipment which can expand the foot print. Mr. Thornton explained everyone has the same goal and everyone is interested in continuing the services. The district will continue moving forward with the arrangements between the tribe, the district and KSPS.

Update – Building Department

Building Official Dan Higbee provided his building department update and showed the building department application trends to show costs are being covered. (attached) Also provided was the building permit report. (attached)

He was very busy with Brewster & Twisp performing the work contracted for by the cities. Pateros hired someone so we no longer have a contract with them. Also, Twisp has not yet secured a contract for building official.

The agreement with the Town of Conconully is different because we do everything, the only thing the county does not do is the enforcement. Mr. Higbee asked if there was any more discussion among the commissioners about his salary increase. Commissioner DeTro stated he would like to have a conversation with the three employees with this request. The Clerk of the Board will schedule.

Mr. Higbee requested an employee that has accomplished the necessary certifications be promoted to the Senior Plans Examiner which is currently unfilled and unbudgeted. The building official II position that Larry currently fills would remain unfilled if he is moved to the plans examiner position. The cost estimate was requested before the commissioners give any direction.

Commissioner DeTro asked about the site located on Engh road and whether Mr. Higbee was aware of it. He believes the property is in the process of obtaining all their county permits. Commissioner DeTro explained his feelings on rules about growing Hemp 10 miles from a Cannabis grow. Mr. Thornton explained he met with the Cannabis committee and he thought that rule was dropped.

Mr. Higbee explained some believe he has two secretaries, but Melissa is the permit tech but also does administrative work when Debi is gone. Melissa only wants half time. He talked her into being okay with 30 hours but it depends on budget approval. She doesn't want medical benefits. It would really help his department out to ensure customers are taken care of when the other is out of the office. He suggested that it might be good to adjust to 20 hours a week in the winter and 30 per week in the busy summer months.

CANCELLED Update – Noxious Weed – Anna Lyon

Discussion–Potential Single Landowner Acquisitions-WDFW Jim Brown

Scott Fitkin and Justin Haug

WDFW Jim Brown explained the process for land acquisitions via power point presentation. (attached) WDFW is in the beginning steps of developing landowner discussions to purchase or trade their land. They are individual projects. WDFW understands the county's position on these acquisitions. This is an ongoing process and would involve the RCO conferral processes. It would provide another and more critical point in the conversation.

WDFW Lands 20/20 is updated and found on the website. The processes begin with staff in the district and they have become aware of property. Land owners reach out to WDFW. There is an exception but the person that had reached out had passed away so WDFW reached out to other

family members to inquire.

Governor proposed budget included O&M going forward in their base line budget so cost per acre is known. Propose PILT funding legislation to lift the cap at the 209 level and eliminate all options of how county gets paid uniform across all counties. Talked with land division manager said the bill will get dropped this week. There is legislative support.

Each property value is considered. Conservation Value, Recreation value, and Administrative values.

Justin Haug discussed the values found on the Pariseau property 730 acres of sage brush habitat adjacent to Okanogan River. The property also includes Native American pictographs. Mr. Haug then explained the recreation values. Hike into via west or boat in from up stream. O&M costs 3,000 per year.

Commissioner DeTro noted the area is called the "cache" because gold was stashed on the property and was never found. The property has historical value, has unique features, and has yellow pine growing on it. There would be some grazing lands still on the property that would continue in open space.

Mr. Brown explained some access issues on Pogue Mt. They did reach out to the land owner for acquire access for folks to be able to access the property.

Two pet peeves of Commissioner DeTro has been fully funding PILT and provisions for O&M as it impacts the neighbors.

Mr. Brown said WDFW is very sensitive to those issues. He asked if the commissioners could advocate for funding for these two things. Commissioner DeTro stated he has always advocated for those things. Commissioner Branch said it is truly access to shorelines and fully support the purchase and agrees with Commissioner DeTro on those two points. Using the budget issues to dampen the ability of WDFW to provide the info. A partnership to provide the message will be important. Mr. Brown stated WDFW is doing a better job. WDFW wants to maintain their lands it is a matter of resources. Commissioner DeTro noted that if a portion is kept in grazing, fully fund PILT, and provide O&M. He won't campaign for the purchase, but he won't hang it up either. He'll continue to campaign for fully funded PILT and O&M of the properties. There are two factions hard core people who say absolutely no and he has been one of those folks and those who consider it for their grandkids. But now he is interested in preservation the unique piece of property as he has grandkids and now he sees the value in preserving it.

Mr. Haug explained the second property is the Richner Golden Doe II property which is 100 acres and is owned by the Richner family. It touches the Twisp Carlton road and is a very important aspect point for the property. This is considered the second part of the project as the process started some years ago. Mr. Haug discussed the conservation values, it will need some fencing improvements and was used as a working ranch. The recreation values is that it will provide much better access from Twisp Carlton road. It has quite a bit of white tail and mule deer. The administrative values were discussed. Seeking a grant for restoration work just north of the Richner property on the Golden Doe and will include weed control.

Mr. Brown stated he would discuss the details of the purchases with commissioner Hover.

TL Ranch near Hess Lake and Happy Hill Roads the landowner approached WDFW about the property. The proposal would be to trade the irrigated alfalfa with the shrub step sage brush contingent on appraisals and value. To WDFW it made sense and would help the rancher with their operation. Commissioner DeTro stated he sees the value in the exchange. WDFW would still like access to the trail and would maintain it. Mr. Haug explained the conservation values as the property is centered

between three active sharp tailed grouse habitat. The recreation values were discussed. Administrative values were discussed.

Commissioner DeTro stated the vegetation on Scotch Creek falls down and mats down creating a thick cover which would increase fire intensity so much as to sterilize the ground. He said a bit of grazing would prevent the grass from matting down and reduce fire intensity.

Commissioners would like a follow up meeting with WDFW on these projects. Mr. Brown values the commissioners' comments.

Approve Consent Agenda

Commissioner Branch moved to approve the consent agenda items 1-12. Motion was seconded, all were in favor, motion carried.

1. Commissioners' Proceedings December 31, 2018 & January 7 and 8, 2019
2. Contract-Marketing & Promotion-LTAC-19-023 Twisp Chamber
3. Contract-Capital Improvement-LTAC-19-024 Twisp VIC
4. Contract-Marketing & Promotion-LTAC-19-009 Methow Arts Alliance
5. Bid Authorization-Liquid Asphalt for 2019 Season- Public Works
6. Bid Authorization-Road Fund Equipment-Public Works
7. Bid Authorization-Mag Chloride-Road Stabilizer-Public Works
8. Cattle Guard Renewals: Figlenski #N-232, Treebeard #18-81 & #1-86, Harkeness #5-75, and Devon #N-201
9. Appointment Letters-Snowmobile Advisory-Ultican, Stahl, Wagoner, Berney, Johnson, and Olmstead
10. 2018 Title III Certification of Expenditures & Unobligated Funds
11. Joint Resolution 2018-103 N. Central Regional Library Board-Mitchell
12. Resolution 6-2019 Budget Adjustment Various CE-\$79,009

Motion Letter of Agreement Teamsters-Courthouse

Commissioner Branch moved to approve the Letter of Agreement with Teamsters Local Union No. 760 and Okanogan County Courthouse unit. Motion was seconded, all were in favor, motion carried.

Motion Letter of Agreement Teamsters-PTC

Commissioner Branch moved to approve the Letter of Agreement with Teamsters Local Union No. 760 and Okanogan County PTC unit. Motion was seconded, all were in favor, motion carried.

Motion Letter of Agreement Teamsters-Roads Unit

Commissioner Branch moved to approve the Letter of Agreement with Teamsters Local Union No. 760 and Okanogan County Roads unit. Motion was seconded, all were in favor, motion carried.

Motion Letter of Agreement Teamsters-Administration

Commissioner Branch moved to approve the Letter of Agreement with Teamsters Local Union No. 760 and Okanogan County Public Works Administration unit. Motion was seconded, all were in favor, motion carried.

Motion Letter of Agreement Teamsters-Solid Waste

Commissioner Branch moved to approve the Letter of Agreement with Teamsters Local Union No. 760 and Okanogan County Solid Waste unit. Motion was seconded, all were in favor, motion carried.

Commissioner DeTro was in favor of increasing the ad Valorem for veterans from \$80,000 to \$100,000.

The board adjourned at 5:00 p.m.