

RECORD OF THE PROCEEDINGS**OKANOGAN COUNTY****MAY 6, 2019**

The Okanogan County Board of Commissioners met in regular session on May 6, 2019, with; Vice Chairman, Commissioner Chris Branch; Member, Commissioner Andy Hover, and Laleña Johns, Clerk of the Board, present.

Chairman, Commissioner Jim DeTro, absent due to personal reasons.

Review & Discuss Commissioners' Agenda and Consent Agenda

Commissioners reviewed this week's agenda action items and scheduled meetings listed there.

Motion Advertisement for Temp Maintenance Tech Hire

Commissioner Hover moved to authorize the publishing of an advertisement for filling the Temporary Maintenance Tech position at the fairgrounds. Motion was seconded, all were in favor, motion carried.

Briefing Among Commissioners—Discuss Individual Weekly Meetings & Schedules

Commissioners discussed this week's schedules and meeting attendance. Commissioners discussed Senator Cantwell's bill to make permanent the "Roadless" rule, future of the train railway in Okanogan County, and the Hwy 20 road washout over the Loup that is reduced to one lane only.

Doug Ralston with the Boots and Saddle Club came to discuss, with Commissioners Hover, the upgrades at the fairgrounds for racehorse stalls. Right now, the grant includes barn, race rail, arena, and some small grandstands and with a DOA grant of \$80,000 with the county match. The budget for the project was discussed.

State Auditor Entrance Conference-Cinthy Medina

Treasurer McCormack, Pam Johnson, Auditor Hall, Perry Huston, Cortney Ingle, Stella Columbia, Dan Higbee, Charleen Grooms, Susan Speiker, State Auditor's office Cinthya Medina and Mekea Neslin.

Ms. Medina provided the board with the entrance conference handouts. No information was provided for the record. Ms. Medina said she will be the audit lead for 2018 audit.

Ms. Medina stated they will be doing accountability compliance audit, financial statement, and federal grant compliance audits.

County Fairgrounds related to county management letter to follow up and see what has been improved, cash receipting will be the focus. A similar thing will be audited for Land Fill receipting with testing for that too.

Benefits per payroll system, bargaining agreements, following through from start to finish to ensure what is being paid out agrees with the system.

Areas of small and attractive items, tracking system for tracking the small and attractive items such as laptops, cell phones, and are attractive and proper tracking inventory testing. Looking at the county's policy in place so cost limit is based on that.

Restricted revenues may be a riskier area with restrictions on how the revenue is used, so testing to ensure the funds are being used appropriately.

Public Works project will be tested for reasonableness due to increased projects.

The engagement letter was discussed. The three levels of reporting was summarized.

Most of the state auditors' communications with the county will be through our county Auditor Cari Hall.

Emerging issues that have come up across the state were discussed. The Tracker handout explains a new tool of the State Auditor's office through their website. Recommendations, findings, and management letters and follow up will be relayed there with the future information being public facing.

Commissioner Branch asked about the Tracker on the state's website and asked where that link is located on the website. Ms. Medina said it is where Auditor Hall will log in and add audit information.

The entrance conference ended, but Commissioners asked the Treasurer and Auditor to stay and discuss other topics.

Commissioner Hover asked Treasurer McCormack and Auditor Hall to discuss the Fairgrounds projects budget. Capital Improvement uses were discussed. Commissioners are thinking about using the Saw Dust Makers trust for some match, but there isn't total consensus and he would like there to be. There are some big purchases coming up.

Ms. Hall explained some information she found going back 10 years regarding that we have to take out \$375,000 of Current Expense and put into a special fund regarding the Building Department being an enterprise fund. She went ten years back into both the revenue and expenditures. Interpretation of the rules may need to be reviewed as it is open to interpretation. The RCW says the fees need to cover the cost of providing the services. Ms. Hall said she has involved David Gecas, Chief Civil Deputy, on the interpretation as the State Auditor suggested.

Treasurer McCormack explained when she sets the fees for the Treasurer O&M because those funds pays the bill until revenue comes in. Ms. Hall said the gain in revenue is all the auditor is questioning and that should be moved to an enterprise fund. The resolution to do this should be approved before budget begins so that it can be included in the discussion. Commissioner Hover said if the fees don't cover the cost then CE covers it, but now the fund will have to have sufficient revenues at the beginning of the year to cover the department until the fee revenue comes in. Ms. Hall will provide the reports to the commissioners with her findings. Ms. Hall said the state auditor will discuss this with the commissioners soon. Treasurer McCormack said these types of situations can drive lay-offs when the department runs lean and current expense cannot cover.

Emily Sisson audio and video recording the meeting for Okanogan Watch Group.

Update – Planning Department – Perry Huston

Angie Hubbard, Dan Higbee, Joe Poulin

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 for April services. Motion was seconded, all were in favor, motion carried.

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

Director Huston provided the commissioners with a response letter from HomeAway regarding a short term vacation rental. The letter is dated April 29, 2019. HomeAway operates websites that host third party advertisements of properties for rent. They don't own or manage or represent the properties but rather they serve as a platform for property owners to list their properties for rent. The letter states that the home owners that list properties on the HomeAway site are responsible for following the rules regarding their rental property. (attached)

WRIA 49 Watershed Plan

Director Huston provided his update on the WRIA 49 watershed plan and what he will begin to back out of the conclusion numbers. There is also the interpretation of Gamble Gwinn. He discussed the flat number of 5,000 gallons per day that would not trigger a permit. He explained the additional information he received on the calculation and guidelines from Dept. of Ecology. Whatever number is arrived at will impact the number developable lots. Director Huston discussed considerations to be made by the board in compliance with the mandate.

Motion Staff Direction

Commissioner Hover moved to direct staff to prepare a summary of zoning information on 5 and 20 acres in order to review. Commissioner Hover would like to look at the language for five acre and twenty acre multi family dwelling units or have a public hearing to hear what people think about it. Motion was seconded, all were in favor, motion carried.

Mitigation Strategies

Commissioners and Director Huston discussed mitigation strategies that might be possible in addressing the exemption. In the past, previous commissioners approved a resolution, but in terms of how SEPA is done on other stuff the comment period and notification is about the transfer of water to another project somewhere else outside our basin, we wouldn't know about the transfer as no notice is required. That is what we should discuss. Commissioner Branch discussed the difference it makes on withdrawal diversions and where those come out at. Personal property right is an issues, with water rights. Have more conversations with property owners regarding the water rights.

Commissioner Branch stated the Commissioners hearing room needs a better system so everyone in the room can hear. He stated that at the last WRIA meeting with the round table discussion, folks were having a hard time hearing each other.

Director Huston said his office has some grant monies that could be used to purchase something to help.

Motion – Upgrade the Conference Phone System

Commissioner Hover moved to use some of the WRIA 49 watershed plan update grant funds to update the conference phone system for the hearing room. Motion was seconded, all were in favor, motion carried.

Exempt Segregations and Large Lot Subdivisions

The commissioners and Director Huston discussed how the exempt segregation and large lot subdivisions function within the county code and water laws.

Does the board want guidance in the books on these development issues? Commissioner Branch said it is epic. Commissioner Hover said the timeline should be clear on subdivisions. Somehow, it can be done, there are enough tools to make it work. Commissioner Branch agrees there should be. It should follow the subdivision regulations unless the county imposes more restrictions greater than current rules. Commissioners discussed their understanding of the SEPA requirements. Commissioner Hover said it is what is required when we do certain things with land. Commissioner Branch discussed a rigorous process to understand what it all means, if SEPA applies, then a check list is created, then

planning reviews for impacts.

Director Huston asked whether the Commissioners believe there should be a process without first demonstrating provisions for water, provisions for streets and everything listed in 110. Commissioners discussed what flexibility should be made in the ordinance and where it is applied.

Commissioner Hover thought the Silver Spur subdivision had many very narrow L-shaped lots. Director Huston stated it was due to a cluster ordinance that met the 20 acre minimum and record CC&R's. It created a fair amount of surveying challenges. He would have made them go through SEPA, but it was already started when he became employed by Okanogan County. It is the configuration that is so weird. Commissioner Hover said there are some land uses that may not be required to go through environmental review.

RCW 58.17.040 will be brought up another day.

Binding Site Plans

There is no binding site plan adopted into code. Our ordinance allows us to do well beyond what the state allows. Usually a binding site plan is used for industrial parks and manufactured home parks. This is an alternative method for land division is stated in *RCW 58.17.035*

Comprehensive Plan Update

Director Huston discussed the need for crafting an economic analysis, crafting how to do it with comparisons on growth rates, and some budgets may be impacted by increased populations, but he isn't sure what time he has to draw up a conclusion. He is hoping to get the draft EIS out in short order, but he must balance with other tasks. Statement of policies is whether there is room or legal support for some of the processes currently on the books. He will come back to this as the Planning Commission reviews through it.

Jail Ceiling project

Director Huston provided a brief update on the jail ceiling project timeline. He stated he will discuss in further detail next Monday.

Planning Department Budget

There isn't enough funds to pay for some voluntary stewardship work, consultant to draft the model. The Planner I position will need to come out that was going to do the well tracking work but now he thinks a Planner II is needed as the work in the Oroville area is needed too. Commissioner Branch thought someone with experience should be considered. He will put those resolutions together and work with the county auditor on those numbers.

Anna Lyon contacted Director Huston about amending the Noxious Weed code. Director Huston said he is trying to figure out the history. He may recommend adopting a whole new code section.

The Okanogan County Housing Authority has contacted him about providing NEPA on the Meadow Point housing project and the need the project NEPA process go through an agency who can do that. Director Huston said he has done it before and he can do it again. There is Housing Authority staff who can do the leg work on their end, so we will mostly be the lead agency. The heavy lifting is the preparation. If the board has no objection, then he will have that conversation with the Authority to manage the process. Commissioner Hover said he doesn't have a problem helping in this way, but be aware our budget is very small and time spent on these projects takes away time and funds from other projects we are directly needing to accomplish. Commissioners had no objections.

Champerty Shores

The question to be asked was, did the Champerty Shores have money to upfront for the sewer costs. Director Huston said there are only two members of the homeowners association that are still around, but they will set a meeting. Director Huston said if they have the \$25,000 then that would create the

design specs from the pump point vault down to the box that Barker put in some of the line has been installed from that point.

Mitigation Strategies will be discussed at a later date.

Lael Duncan arrived early at 3:05 for her update.

Quarterly Update - Okanogan County Community Action Council – Lael I Duncan

Ms. Duncan provided the Community Action Council 2019 Board report for the month of April that shows the kinds of things she is reporting to her board. (attached) She has been reporting on the strategic plan with the goal of in

Challenged in finding contractors to perform the housing work as they are focused on building new and bigger projects and not interested in rehabilitating mobile homes. It has been a real obstacle in CDBG Housing Rehab grant. The general contractors are not interested in the jobs due to the reporting requirements of the state. They are looking at options. It is the standards they must meet the state sets out. It is a new obstacle for OCCAC. The size of the jobs they want to do are more lucrative than the rehab work. Commissioner Branch asked if she advertised in the Gazette Tribune in the Oroville area. She said she would check into it.

She has spoken to Kaaren Roe who thought extending the CDBG Housing Rehab grant might be an option.

Rural home repair provided revolving fund for weatherization, but many homes were so degraded they couldn't make the investment. Legislative fix two years out before this can be addressed to provide funds for inspections.

Getting started with the farm to pantry program. Receive around \$2,000 with a \$2,000 match from donations. Many farmers will donate additional food. They purchased around 4,000 lbs. of food and around 7,000 lbs. was donated. Developing a back pack program for school children. Some food pantries provide additional food to families with school children.

Ms. Duncan will develop a questionnaire for the commissioners to help identify needs.

Homeless housing plan is due to the state by December 1st. She will send the draft for commissioners' review and has been reworked by the housing coalition and so that will be sent out this week as well.

Discussion-Request CERB Planning Grant-Don Linnertz

Roni Holder-Deifenbach, Ernie Rasumussen

Ms. Holder-Deifenbach explained previously she didn't want to compete against other county entities who were also submitting CERB grants. Since then, part of the requirement is a 25% match amounting to around \$16,667 that leaves \$66,667 for the study. If each applied then all would need to come up with the match. If the tribe and county applied then the match could be split which would reduce the amount the county would be responsible for.

Commissioner Hover said he and Don Linnertz and many others meet regularly and this was discussed during one of those meetings. Commissioner Hover thought matching 1/3 of the three applications would be good but then entities would need to come up with the rest of the 2/3 match.

Don Linnertz said what needs to be done is to discuss the strategy each entity could take. The Plan for Rural Washington was shown which includes a draft application to be modified. The PDA resolution, and EA letter of recommendation. They are ready to move ahead, they have a contract

with the PDA and some of that work can be used as match as they are being paid to do the work. Trying to figure out the best strategy to work from.

Ernie Rasmussen said the tribe would support the efforts across the county by more than just letters of support. The economic development includes different areas of the county and the tribe has an interest in those areas doing well. Willing to partner with the county or on their own. The match is not a big concern for the Tribe, but it is evident that more than one application should be done. They don't want to put the Methow in a precarious situation if the Tribe and County application was more compelling. If the tribes is an appealing process they don't want the Methow feeling like they are left behind. All applications going forward are as strong as any other being made. Commissioner Branch asked if the county partnered with the tribe and made sure to make a case, he would think it would make up for the concern. The Methow is in a different position, because they have their match whittled out. Ms. Holder-Deifenbach stated she would support any of the applicants during the presentations.

Strategies were discussed. The needs are distinct between the three areas of the county. Mr. Rasmussen explained the level of readiness everyone is in. The tribe is discussing another grant that would connect the two truncated line on Hwy 155. This is a planning only grant, so discussion of the barriers will need to take place. It is possible to use this kind of platform for the telecommunication system. He said the tribe is supportive of the partnership with Okanogan County to be able to bring to light the barriers in a plan and cannot forget the telecommunications system barriers.

Use of the emerging opportunity process and use of Infrastructure funding was discussed. Strategies were discussed. Underserved Areas were the most interesting to the PUD in the northern county area like Aeneas Valley and Pine Creek.

This could be the motivator for the PUD to provide infrastructure to those areas.

Commissioner Hover said showing the county's support is important. Having two other applications other than the one Methow is completing, he believes the county can afford both applications.

Three CERB applications were discussed one county, one tribe, and one Methow. The discussion led to support of two applications with the Tribe partnering with the county to cover areas of the north county and the Methow application will include areas of south county. The County will provide 50% of the required match money for both which will amount to about \$16,667 total. Economic Alliance will submit an emerging opportunity application for use of Infrastructure funds for this purpose.

A resolution will be needed to memorialize the county's commitment which would then be attached to both applications.

Motion Monetary Support for CERB Applications

Commissioner Hover moved to provide 50% match support for each of the two CERB grant applications for broad band planning where one application is by the tribe to include areas of north county, and one application by the Methow area to include areas in the south county, with the county's 50% match for the Tribe/county application being \$8333.50, and the county's 50% match for the Methow area being \$8333.50 for the grants. Motion was seconded, all were in favor, motion carried.

Review Meeting Minutes

Commissioners reviewed their meeting minutes.

The board adjourned at 5:00 p.m.

Dated at Okanogan, Washington this 21st day of May 2019.