

**RECORD OF THE PROCEEDINGS****OKANOGAN COUNTY****NOVEMBER 16, 2020**

The Okanogan County Board of Commissioners met for a Regular session at 123 5th Avenue North, Okanogan, Washington on November 16, 2020, with Commissioner Chris Branch; Member, Commissioner Andy Hover; and Clerk of the Board, Laleña Johns, present.

The full detail of the commissioners' proceedings was captured via AV Capture video and is available to the public on the county's website.

Chairman, Commissioner Jim DeTro; Vice Chairman, attended the meeting via ZOOM.

**Review Commissioners Agenda and Consent Agenda**

Commissioners discussed the EMS District CARES Act funding requests. The commissioners believe they should make their purchases. An addendum would be needed to outline the situation.

Commissioner Branch drafted some language. He wanted to site the orders and language of the Governor in terms of the purchases allowed under the CARES ACT since this is an emergency situation. The County is the Oroville Rural EMS district, the city is separate even though the district benefits the City by the county allocating CARES ACT funds to it.

Commissioners discussed the language for the addendums that will outline the situation regarding the District owning the equipment purchased. The addendum will adopt the attachment which will list the specific items to be purchased. Fire #15 MOU will include their service area.

Commissioner Branch will attend the scheduled meeting with WSAC this afternoon.

Commissioners discussed the condition of HWY 20 Loup Loup route stating that it appeared the DOT has applied minimum maintenance to clear the road of snow and ice. Commissioner Hover stated there has already been three accidents which appear to be due to road conditions and he has experienced slipping and sliding as he drives the road to get to work.

**Briefing Among Commissioners****Budget Work Session -Emergency Management Maurice Goodall**

Maurice Goodall, Lori Caswell, Cari Hall, Leah McCormack, Lisa Schreckengost

The group went over the 2021 Emergency Management budget requests both revenue and expenditures. The grant revenue was discussed for the FEMA Disaster Federal Grant and questions were asked and answered due to the grant being variable.

Remaining purchases for 2020 were discussed.

Commissioner Branch attended WSAC meeting. Commissioner DeTro attended via ZOOM.

**Discussion Homeless Housing RFP Review & Allocation-Homeless Housing Coalition**

Lael Duncan Margo Amelong, Kelly Nancy Nash Mendez of the housing Coalition

The RFP for homeless housing funds was published but there were only four responses. Lael Duncan stated that she did reach out all members. She said if there was a need by any of those entities later on the requests would be considered on an as needed basis. The Oroville Housing Authority has been overwhelmed but probably has a real need they may need funding for later and it's the same with the

## Okanogan Homeless Shelter.

Nancy Nash Mendez gave an overview of the Okanogan Housing Authority. The Okanogan Homeless Shelter would like to submit a request later and they did reach out to her to discuss, but due to COVID-19 they were not able to in time for this meeting. The fires did affect some of the housing units. Case management dollars were requested to help mitigate the work of the heavy case management responsibilities to assist those in need.

Kelly of Room One explained their request to help maintain the same requests as last year and go directly to clients on eviction prevention and stabilized housing. They have been getting a real demand for housing and reduced options for people. They do have a suite of resource funds unique to COVID- they are able to keep their requests for county funds the same as last year.

Lisa Apple with OBHC stated their request is for operations for Shove House support and therefore their request has increased for those dollars supporting recovery and supportive housing for those transitioning. Lael Duncan stated the coalition does support their request.

Margo Amelong explained the Support Center request and what the funds will be used for. Slight increase in their request due to their shelter needing some electrical upgrades to update fire alarms and heat detectors. Shelter operating costs are included.

Commissioner Hover reviewed the Okanogan Housing Authority to clarify their request only for Homeless Housing funds. A revised request will be provided to indicate that.

Lael Duncan stated the Okanogan Homeless Shelter did submit a request this morning to her. All the requests are vetted and voted upon by the Housing Coalition and all are from the Homeless Housing funds.

A revised request will be submitted to the Clerk of the Board that includes Okanogan Homeless Shelter request and a placeholder for \$50,000 for subsequent use in 2021 should additional needs be vetted by the coalition.

Affordable housing funds were reviewed. Affordable housing funds will remain until there is sufficient amount for brick and mortar projects.

Meadow Point project of the Okanogan Housing Authority is now breaking dirt today after several years preparing for it.

### **Planning Update-Director of Planning Pete Palmer**

Director Palmer provided her agenda and discussed the items provided. Permit review committee met last week to share enforcement duties when onsite. Levitt property all shoreline development permit will include a pre-application meeting to streamline all the issues and be on the same page.

Notification of approval process will be changed and there will still be a 3-5 approval timeline issued. Applicant dimensions will need to be articulated right up front to avoid some of the approval pitfalls and issues. This is opening up communications between the departments so that permit approval process will be smoother.

Process 106 permits and up to 97 and includes all different types. Noticing that many are getting stacked for the various things involved. In down time making lists to work on during the winter months. Thinking of ways to combine things to stack into one report as it is really overwhelming to do so many for one project.

Had a good discussion with Trevor Hutton with DOE and he shared an AG opinion and addressed interpretation of 90.44.050.

Received first reimbursement from DOE and that was deposited. The next reimbursement is being prepared. After that funding will be about wiped out.

Proclamation of the governor and provided additional measures for the front office. Open by appointment only. Talking about going back to telework schedule where employees would be staggered in the office working from home and working in the office in order to be available for the public.

The professional services were mandated to work from home but she doesn't feel that is possible but could limit the occupancy of the office. Most Building staff are still in the field so that is different. It has not been implemented yet, but the plan is to do the right thing. Commissioner Hover would like the rules to be reviewed first before making changes in the office. Office staff have reasons to keep their area healthy.

### **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 \$1,367,203.39 and Payroll vouchers in the amount of \$1,034,843.86. 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 regular vouchers in the amount of \$31,598.34 and payroll vouchers in the amount of \$42,213.31. Warrant numbers as cited on the attached blanket voucher list. Motion was seconded, all were in favor, motion carried.

Commissioners recessed until 3:00 p.m.

### **Public Hearing County Current Expense & Road Fund Revenues**

Assessor Larry Gilman

Commissioner DeTro opened up the public hearing to staff. The Clerk of the Board explained she prepared documents for the adoption of the County Current Expense Levy for 2021. Assessor Larry Gilman provided some information used to consider the amounts used. Commissioner DeTro opened the hearing to commissioners discussion.

### **Resolution 152-2020 Substantial Need**

Commissioner Hover moved to approve resolution 152-2020 Substantial Need for setting the limit factor for the Current Expense fund levy for 2021. Motion was seconded, all were in favor, motion carried.

### **Motion Resolution 153-2020 Current Expense Levy**

Commissioner Hover moved to approve resolution 153-2020 the 2021 Current Expense Levy. Motion was seconded, all were in favor, motion carried.

### **Motion Current Expense Levy Certification**

Commissioner Hover moved to approve the Current Expense Levy Certification for 2021 levy collections. Motion was seconded, all were in favor, motion carried.

### **Motion Resolution 154-2020**

Commissioner Hover moved to approve resolution 154-2020 Substantial Need for setting the limit factor for the Road fund levy for 2021. Motion was seconded, all were in favor, motion carried.

**Motion Resolution 155-2020**

Commissioner Hover moved to approve resolution 155-2020 authorizing the road levy collection in 2021 and the percentage increase as allowed by law. Motion was seconded, all were in favor, motion carried.

**Motion Road Levy Certification**

Commissioner Hover moved to approve the Road Levy Certification for 2021 levy collections. Motion was seconded, all were in favor, motion carried

**Public Hearing Oroville Rural EMS District Revenues**

Commissioner DeTro opened up the hearing to staff. The clerk of the board

**Motion Oroville Rural EMS District**

Commissioner Hover 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 resolution 1-2020 adopting the districts levy to be collected in 2021. Commissioner Hover discussed that the district did not take the 1% last year because it did not qualify due to having just adopted the new levy for the district at \$0.50. Commissioner Hover wished to include the 1% increase for collection in 2021. Motion was seconded, all were in favor, motion carried.

Commissioner Hover moved to approve the Levy Certification for the Oroville Rural EMS 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 Tonasket EMS District. Motion was seconded all were in favor, motion carried.

**Public Hearing Tonasket EMS District Revenues**

Commissioner DeTro opened up the hearing to staff. The clerk of the Board stated what was prepared for consideration.

**Motion Tonasket EMS District**

Commissioner Hover moved to approve Resolution 1-2020 authorizing levy to be collected in 2021 and increasing the levy over the previous year by 1%. Motion was seconded, all were in favor, motion carried.

Commissioner Hover moved to approve the Tonasket EMS District levy certification for levy collections in 2021. Motion was seconded all were in favor motion carried.

Commissioner DeTro closed the hearing.

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

**Public Hearing CDBG Planning Only Grant Closeout-Housing Coalition**

Brian Points, Nancy Nash-Mendez, Emily Sisson, Sue Edick

Commissioner DeTro opened up hearing to staff.

**Public Hearing Methow Valley EMS District Revenues**

Commissioner DeTro continued the hearing to 4:20 p.m. today.

Brian Points is the consultant used to develop the Homeless Housing Plan study. He previously presented the study to the board. The objective was to understand the housing scenario and five distinct areas of the county for housing and assess the housing situation for the county to identify the demand and how that was being addressed. Various perspectives were previously provided for the study by Commissioner Branch, Nancy Nash Mendez, Sue Edick, and Roni Holder Diefenbach and a community survey. The steering committee was provided the information and commented for the final draft. The housing needs forecast was developed and identified 1300 more housing was going to be needed, recommendations were put together for community leaders' developers, Nonprofits and anyone who is interested in seeing the housing stock improve. Increase rentals and subsidized housing and awareness of funding opportunities among other things.

Commissioner DeTro closed the hearing to the public and opened up to the board.

#### **Motion CDBG Planning Only Grant Close Out Report**

Commissioner Hover moved to authorize the chairman to sign the Community Development Block Grant close out report.

#### **Motion Methow Valley EMS District**

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

The Clerk of the Board explained the documents that were prepared for the hearing.

#### **Public Hearing Methow Valley EMS District Revenues**

Commissioner Hover opened up the public hearing to staff.

#### **Motion Resolution 1-2020 Methow Valley EMS District Levy**

Commissioner DeTro moved to approve resolution 1-2020 adopting the EMS District 2021 levy. Motion was seconded, all were in favor, motion carried.

#### **Motion 2021 Methow Valley EMS Levy Certification**

Commissioner DeTro moved to approve the 2021 Levy Certification for the Methow Valley EMS District in the amount \$ 597,640. Motion was seconded all were in favor, motion carried.

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

#### **Discussion Tax Title Property Request -Ariel Clark**

Leah McCormack, Ariel Clark, Larry Clark

Commissioner Hover reviewed RCW 36.35.150 on Tax Title Property and the options for the public when the property is not sold at Treasurer Sale. The county currently owns property within the city of Omak 2001300500. Father is currently purchasing the property on the left and would like to know how the property can be purchased by her family. Commissioner Hover read the RCW that allows three ways the county can sell county property to the public.

Treasurer McCormack stated there was two pieces that the person let go into foreclosure and one was purchased by James Peters and the other was a vacant lot and no one bid on it. The minimum bid was just under \$1700 and the assessed value is \$10,500 and when something does not qualify it always stays in tax title because the jr. taxing district still needs to get their money. In order for this to happen it would need to go back to auction and rebid. It is within the city limits. The only way the property can be sold to the public is for the property is surplus the property by the county and going to sealed bid auction. Treasurer suggested competitive bids process like a normal sale. Usually just interested parties attend. The minimum price is at least what the jr taxing district would need to receive. She assumed that would be around the \$2,000 range to cover our costs. This is Okanogan

County Tax Title property so the same process is not needed as on property the County actually owns. There is also another piece of property that both the Treasurer and the Assessor wishes to get the properties back on the tax roles.

Treasurer McCormack will gather the information needed to sell the property in order to sell it within the next 30-60 days. The auction requires the sale money to be given the minute the property sells. Commissioner DeTro stated the current lockdown set by the Governor today is not going to be done December 14. Treasurer McCormack stated this could take as long as January due to the lockdown. Commissioner Hover just wants to ensure a public process is allowed. Larry Gilman stated .16 said a typical building lot in the city is 5,000 sq feet.

Review Commissioners Proceedings November 2, 3, 4, 9 & 10 2020  
Commissioners did not approve the proceedings today.

The board adjourned at 4:45 p.m.