

1 **RECORD OF THE PROCEEDINGS**

2 **OKANOGAN COUNTY**

3 **FEBRUARY 28, 2023**

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7
8 **9:00 AM Review Meeting Minutes February 21, 2023**
9 **9:05 AM Commissioners to set Wednesday’s Agenda**
10 **9:15 AM Public Comment Period**
11 **9:30 AM Approve Commissioners Proceedings February 21, 2023**
12 **9:45 AM Approve Consent Agenda**
13 **10:00 AM Update – Assessor Gilman**
14 **11:00 AM Update Public Works-Engineer Thomson**
15

16 The Okanogan County Board of Commissioners met for a regular meeting at 123 5th Avenue
17 North, Okanogan, Washington on February 28, 2023 with; Vice-Chairman, Commissioner Andy
18 Hover; Member, Commissioner Jon Neal; and the Clerk of the Board, Laleña Johns, present.

19
20 AV Capture and Zoom provided audio and video accessibility for public interaction.

21
22 Chairman, Commissioner Chris Branch attended via zoom.

23
24 **Review Meeting Minutes February 21, 2023**

25 Commissioners recited the pledge of allegiance. Commissioners reviewed their meeting
26 minutes.

27
28 **Commissioners to set Wednesday’s Agenda**

29 The commissioners no meeting was needed Wednesday.

30
31 Commissioner Branch stated he has comments to relay regarding the recent Tunk Rezone
32 today. He wanted to relay to Commissioner Neal some of the history that led up to the
33 moratorium so he isn’t taken by surprise by any feedback.

34
35 **Public Comment Period**

36 Member of the public, Ruth Hall, commented on today’s weather event of 4 inches of snow.

37
38 Commissioners discussed the fairgrounds waiver Zach Meyers submitted a request to
39 fairgrounds office for fee waiver for Okanogan Athletic Booster Club dinner and auction on
40 March 11, 2023. Commissioner Neal found that 61% of the students get a reduced school lunch.

41
42 **Motion Okanogan Booster Club Fee Waiver**

43 Commissioner Hover moved to waive 50% (\$1000 plus deposit) of the cost of the rent of the
44 Agriplex to the Okanogan Booster Club on March 11, 2023 and authorize the chairman to sign.
45 Motion was seconded, all were in favor, motion carried.

46
47 Commissioner Branch explained Julie Vanderwald from Jr. High requested to be allowed to
48 plant seedlings along Similkameen trail. He said the school has been germinating the seeds at
49 the high school for a while. (discussed later in the meeting with PW)

51 Washington Department of Fish & Wildlife (WDFW) has been getting \$1.5m per biennium for
52 the removal of the stellar and California Sealions that eat large amounts of salmon. The UCSRB
53 supports the removal, which could sometimes be lethal and sometimes not. Commissioner
54 Hover would like, as a county, to send a letter of support to legislatures such as Representative
55 Ormsby, in appropriations. Commissioners Branch and Neal were alright to consider a letter of
56 support.

57
58 The Clerk of the Board asked for direction regarding the Superior Court Renovation interviews
59 and walk through with the responding Architects. Commissioners will use standard questions,
60 do the walk through first on site then return to Commissioners' hearing room for the interview.

61
62 **Approve Commissioners Proceedings February 21, 2023**

63 Commissioner Hover moved to approve the commissioners' proceedings of February 21, 2023.
64 Motion was seconded, all were in favor, motion carried.

65
66 **Approve Consent Agenda**

67 Commissioner Hover moved to approve the consent agenda items as presented. Motion was
68 seconded, all were in favor, motion carried. Note: Vice-Chairman Commissioner Hover signed
69 for Chairman, Commissioner Branch.

- 70
71 1. Cattleguard Renewals-Gebbers CGF#N-215; Samuel Peacemaker CFG#2-97; Cass Gebbers
72 CGF#35-73/CGF#21-98/CGF#16-98/CGF#7-73/CGF#5-91; DNRCGF#04-08/CGF#03-13/CGF#05-
73 08/CGF#06-08/CGF#88-73/CGF#8-98
74 2. Acknowledge -ADT Proposal Lenel Upgrade & Migration
75 3. Approve Sunbelt Equipment Rental-Justice Building
76 4. Bid Award-2023 Soil Stabilizer-GMCO Corporation
77 5. Bid Award-2023 Liquid Asphalt-Idaho Asphalt Supply
78 6. Appointment Letter-Alta Vista Irrigation-Zachary Claussen
79 7. Intergovernmental Agreement Cooperative Purchasing Arrangement-Stevens County
80 8. ARPA Request #1 Mobile Command Unit Communications
81 9. Contract Courthouse Security Services Pacific Security
82 10. Resolution 29-2023 Survey Monument Preservation Policy

83
84 **Update – Assessor Gilman**

85 Jan Million

86
87 Assessor Gilman provided some TCA data showing the various levies collected over 2016-
88 2023 for each TCA that comes from their requested budgets. The data shows the levy rate
89 went down dramatically. Assessor Gilman showed data of the Real Estate Excise tax
90 collections since previous Assessor Furman started collecting the data. The volume of sales
91 was 46% increase in market with less sales in 2022 versus 2021. There was a 40% increase
92 in market value. The county is at 72% market value. He said there were 15 sales above market
93 and 54 sales below, but the majority is stilling trying to reach the market.

94
95 Assessor Gilman explained he has a couple Ford Explorer vehicles that are over 15-years old
96 and he will need to figure out which one to keep. He hired a new appraiser who will be taking
97 required courses. He had three fee appraisers apply.

98
99 There are around 5,000 seniors on the senior exemption program. The assessor is reviewing
100 the program this year. Assessor Gilman said he will be late mailing value change notices again

101 this year. He will not be able to make the May 31st mailing date. He said it would likely be
102 delayed by a couple weeks. He has changed the language on the card to reduce confusion by
103 the public. He hopes to be on time with the mailings next year.

104
105 **Motion Next Request Quote Acceptance-Prorated Service Agreement**
106 Commissioner Hover moved to approve and authorize the Vice-Chair to sign the 2023 Next
107 Request service agreement in the amount of \$8,692 for 10-months at \$899 per month. Motion
108 was seconded, all were in favor, motion carried.

109
110 Commissioners discussed the FAC policy and procedure document and asked the Clerk of the
111 Board prepare a resolution, change the dates, and note FAC vacancies on the policy document.

112
113 Commissioners discussed the county's lack of policy and procedures for onboarding staff.

114
115 **Motion Resolution 33-2023 FAC Policy and Procedures**
116 Commissioner Hover moved to approve resolution 33-2023 adopting the updated 2023 Fair
117 Policy and Procedures. Motion was seconded, Commissioner Hover explained the changes
118 made and the statutes included. All were in favor, motion carried.

119
120 Commissioner Branch suggested the document be presented with the resolution attached. The
121 commissioners' staff was asked to put together the FAC policy binders for FAC.

122
123 Commissioner Branch recessed at 10:48 a.m. until 11:00 a.m.

124
125 **Update Public Works-Engineer Thomson**
126 Engineer Thomson provided his agenda and discussed the items listed there.

127
128 Commissioner Branch followed up on the previously discussed request to seed and plant the
129 Similkameen trail. Engineer Thomson had no problem with it and Commissioner Neal
130 suggested that Ms. Julie Vanderwald speak with city of Oroville's public works director.

131
132 *Solid Waste-Omak Agreement*-Kent Kovalenko is working on the agreement with Esther Milner
133 on the diversion of waste from the county landfill. Commissioner Hover asked is the county
134 charging what we think our loss is or charging what will make us whole? It's a portion of what
135 we put away for new cell construction. There will be something put into place to learn how much
136 is going out. Mr. Kovalenko is testifying on the Bonneville on Wednesday. Commissioner Hover
137 asked about staff lobbying legislature. How much does the BOCC allow staff to testify to
138 address legislative priorities? Commissioner Branch discussed lobbying by staff and himself as
139 the legislative steering commissioner. The Clerk of the Board reminded the board that certain
140 lobbying is reportable when staff is lobbying in person for the agency. Commissioner Branch
141 wanted to make sure we are clear on those reportable activities and reach out to WSAC for
142 help.

143
144 *Maintenance and Road Conditions*
145 *Road Restrictions* The recent snow prevented Public Works from lifting certain road restrictions.

146
147 Engineer Thomson discussed the different road signs, assigned sign color meaning, and sign
148 responsibility. The blue signs are private party signs that have gone through the process.

149

150 Engineer Thomson explained RCW 36.33A requires the county to establish Equipment Rental
151 and Revolving Fund for road department equipment and WAC 136-600-060 requires the BOCC
152 to adopt ER&R rates. It costs more to do business. Costs for each individual vehicle is collected,
153 but he does keep classifications and rates overall balancing them all.

154
155 **Motion Resolution 32-2023 ER&R Rates**
156 Commissioner Hover moved to approve resolution 32-2023 establishing ER&R rates for road
157 department equipment for 2023. Motion was seconded, all were in favor, motion carried.

158
159 Engineer Thomson will draft a policy for commissioners' review, but the board isn't required to
160 sign it.

161
162 The vehicle and equipment titles are kept in the commissioners' office. When these items are
163 surplus the BOCC signs them, but others have them in the shop for ease of processing. He
164 asked if the titles can be kept in his office. Commissioner Hover said unless there is a really
165 good reason, he would like them stored here in the commissioners' office. Commissioner Neal
166 thought titles should be assessible. Commissioner Branch discussed having good internal
167 controls in place within departments and some departments have better controls than others.

168
169 *NSF Cost Recovery* Engineer Thomson discussed NSF process for public works. He is looking
170 at what other departments charge for NSF. Commissioners are looking at updating revising
171 their policy on NSF and credit cards.

172
173 *Hunter Mtn WDFW Acquisition – Sign Documents* Engineer Thomson said Esther Milner has
174 reviewed the documents and is fine with them. Commissioner Hover would like to review the
175 documents before considering them. Two documents are Option to purchase Lands
176 Negotiation and a paper Agreeing with Appraisal and Offer.

177
178 *WDFW Texas Creek Unit In-Holding parcel* WDFW would like to know the value of this property.
179 Commissioner Hover said it could be made into a launch for fisherman, but there is already one
180 further up. He wants to know the real worth of the property, less than 4-arces. Engineer said
181 the assessor has it at \$50,000? Best option for them is to sell it to WDFW, said Commissioner
182 Hover. The parcel is a pre-Conditional Use Permit property and grandfather in if we wanted to
183 continue using it as a pit, said Engineer Thomson.

184
185 *Consent Agenda*
186 Commissioner Hover asked about the Intergovernmental Agreement and purchasing
187 arrangement with Stevens County. Engineer Thomson said they wanted to piggyback on some
188 of our bids.

189
190 Commissioner Hover discussed a motion made by LTAC last Friday. The commissioners
191 discussed their appointment of Terry LaBrue to the LTAC At-large position for District #2. It was
192 brought to Commissioner Hover that he may not live in District #2. Commissioner Hover read
193 the letter previously sent by BOCC to Mr. LaBrue stating the position would be reviewed.
194 Representatives must reside within the district they represent. Commissioner Branch asked
195 what the residing requirement for County Commissioners was.

196
197 Shelley Keitzman said someone from the auditor's office asked for a bilingual stipend. She
198 asked the commissioners to consider \$125 per month stipend per resolution 44-2021 that allow

199 certain employees in the union to receive the stipend. If the union wants to push back then wait
200 till negotiations. Commissioner Hover recommended offering the same arrangement to the
201 Teamsters and ASFCME groups. Ms. Keitzman provided the MOA for consideration.
202 Commissioner Hover read the MOA. Commissioner Hover asked when prosecuting employees
203 receive. Ms. Keitzman said that was a separate resolution.
204

205 **Motion Teamsters MOA Bilingual Stipend Teamsters**

206 Commissioner Hover moved to approve Memorandum of Agreement (MOA) for eligible
207 bilingual employees within Teamsters Local Union 760 representing the courthouse
208 employees' group to also receive the \$125 monthly bilingual stipend. Motion was seconded, all
209 were in favor, motion carried.
210

211 **Motion - Voucher Approval - Commissioners**

212 Vouchers certified and audited by the Auditing Officer as required by RCW 42.24.080 and those
213 expense reimbursement claims certified as required by RCW 42.24.090 have been recorded
214 on a list, and made available to the Board. As of this date, the Board did vote, by unanimous
215 vote, to approve the regular vouchers in the amount of \$390,171.05 and Payroll vouchers in
216 the amount of \$1,193,884.63. Warrant numbers as cited on the attached blanket voucher list.
217 Motion seconded and carried.
218

219 **Motion Public Health Voucher**

220 Commissioner Hover moved to approve the Public Health Vouchers including payroll vouchers
221 in the amount of \$66,057.52. Warrant numbers as cited on the attached blanket voucher list.
222 Motion was seconded, all were in favor, motion carried.
223

224 Commissioner Branch discussed a recent public records request for communications between
225 him and several others relative to the recent Tunk rezone. He said that he wanted to share this
226 information partly to inform Commissioner Neal as it has been in discussion for a long time and
227 the unanimous decision was made before Commissioner Neal was elected. He pointed out
228 that due to the nature and timing of the inquiry he felt it was an effort to "smear" him. He said
229 he had no problem with his communications contained in the record as he knows they are
230 public. He feels that Okanogan County Farm Bureau was likely behind the requests as it was
231 shortly after members made comments during public comment. He said something similar
232 occurred in WRIA 49 Planning which created mistrust among Commissioners. He noted that
233 the decision is legislative and discussion with those interested in the rezone was made by all
234 and acceptable. Commissioner Hover said he personally spoke to one individual in the Tunk
235 Basin who said their well went down. He has heard of other (2-3) wells domestic and stock
236 wells that have dropped. When the group came to the board, one person said when the county
237 allowed wells around him his well level went down 60 feet. As an elected official, where does
238 he decide on the liability placed on the people who live here, based on profits of developers
239 who want to expand and cut land into more pieces. He said the person stated that he fought
240 against the county to not have those parcels developed and wells put in. Commissioner Hover
241 said he has heard anecdotally that other wells have also gone down and that was what his
242 decision was made upon. He also got a call afterward from the Farm Bureau. Everyone who
243 has a lot in the Tunk Basin can still punch a well and there are over 700 lots! Building up there
244 has not been affected. Commissioner Branch explained efforts made by others who purchased
245 land here and further discussed conservation easements and their effects. The picture is much
246 bigger for him than just the water. Commissioner Hover discussed other developments that are
247 wacky.

248
249 Commissioners briefly discussed Johnson Creek/Scotch Creek and water storage for farming.
250
251 Commissioner Hover feels his sphere of influence in Okanogan County is to better people's
252 livelihood, and provide alternatives to taking permits away that actually work and are not
253 something burdensome. Farm Bureau is looking at alternative methods of grazing. There is a
254 forward thought about what grazing processes there are. Make sure we don't overlook that we
255 could be really be engaging on in a more serious fashion.
256
257 The board adjourned at 12:43 p.m.
258