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RECORD OF THE PROCEEDINGS

OKANOGAN COUNTY

FEBRUARY 6, 2023

9:00 AM Review Agenda & Consent Agenda
9:05 AM Briefing Among Commissioners – Discuss Weekly Meetings & Schedule
9:15 AM Public Comment Period
9:30 AM Commissioners Staff Meeting
10:30 AM Discussion – EMS Districts Budgets – Commissioners
11:00 AM Executive Session RCW 42.30.110 (1)
To Follow Discussion – Courthouse Security – Shelley Keitzman
11:30 AM Public Hearing – Budget Supplemental Appropriation – Current Expense Reserve Fund 198

The Okanogan County Board of Commissioners met for a regular meeting at 123 5th Avenue North, Okanogan, Washington on February 6, 2023 with; Vice-Chairman, Commissioner Andy Hover; Member, Commissioner Jon Neal; and the Clerk of the Board, Laleña Johns, present.

AV Capture and Zoom provided audio and video accessibility for public interaction. There were some technical difficulties with zoom due to no sound.

Chairman, Commissioner Chris Branch attended via zoom.

Review Agenda & Consent Agenda

Commissioner Branch stated staff meeting would begin at 10 since there were so many wanting to provide public comment. Commissioner Hover suggested engaging with the public so the public's questions can be answered.

Commissioner Branch stated he had an appointment in Seattle that he had to leave and go to at 10:00 a.m.

Briefing Among Commissioners – Discuss Weekly Meetings & Schedule

Public Comment Period

Isabelle Spohn complained about the commissioners' agenda where meetings were tentatively noted.

Mr. Chad Stansbury in Tunk Valley, commented on an action that was made by the commissioners to the Tunk rezone. He read from his prepared statement. He explained his concern about how the moratorium was set and what property it included. He commented on the SEPA process, January 17 dates were incorrect, but SEPA dated was today and shows a lack of transparency and lack of notifications to land owners. He felt shut out and it was unnerving as no public notices were set in the Tunk Valley. Dates were inconsistent for the public to know when public could participate. This type of thing ruins trust. Which numbers are going to be used in the zoning? He said it rendered 500 current parcels useless. Commissioner Hover said the county didn't not close the basin to water. The only thing they did was create R160 zone and changed the district use chart to allow for mining and some other stuff on those big parcels. The current 730 parcels can be built on those. Mr. Stansbury said his biggest thing are the public notices. From his perspective, he doesn't think the county has done its due diligence. A rezone isn't going to help the water situation, but with the calculation errors and conservation easements being miscalculated brings into question that the Planning Department is calculating things inaccurately.

55 Mr. Scott Vejraska commented on the recent Tunk Basin rezone as his family owns property
56 there. He said this action forces them to put the property into conservation. If it isn't used for
57 ranching then what. He isn't getting compensated for land he can no longer parcel off pieces to
58 sell later. He said this is detrimental to the ranching family when they need collateral for loans, it
59 devalued the land. His land is the headwaters, and that is what bothers him.

60
61 Ms. Katelina Vejraska said she has talked with many people and no one knows this happened.
62 Then not receiving a notice of action that affects her property. They had no clue how the rezone
63 would affect their property. She deals with people in real estate and all the time sees them getting
64 the shaft.

65
66 Mr. Darren Wyss Tunk Creek. He agrees with everything said. He complained about the lack of
67 notification to those affected in the Tunk Basin. Why R20 to R60 in such a short time, and why no
68 notification for public comment. Why does one have to hunt for the notice? This has a big impact
69 and it feels deceitful. Commissioner Hover said the moratorium has been in place for over one
70 year. The BOCC heard from people whose well was drying up. If there was no physical issues
71 with water there is no issue, but people have demonstrated there was. The BOCC wanted to slow
72 down development until they could figure it out. There was a discussion about how large those
73 would be. There was potential due to the number of parcels to have over 700 wells dug. Mr. Wyss
74 said why not address the exempt well and reduce from 5,000 to less. Commissioner Hover said
75 that could not be done by the county it is a Dept of Ecology and legislature to change. Mr. Wyss
76 stated a more appropriate action that would not damage people like this has. Notification is on
77 both the Planning Department and the commissioners. It looks like the BOCC has already decided
78 without taking any public comment. The Planning Commission heard the comments.

79
80 Mr. Rod Haeberle provided comment. He said he doesn't live in Tunk Basin but his family has
81 lived here a very long time. His grandfather told him to keep his eye on federal, state and local
82 government because they will take. He is terrified that even though people are well aware that it
83 no longer matters because it is already decided. Dept. of Ecology has failed our state. Due
84 diligence, due notification, and due time. Commissioner Hover said if someone drills a well up
85 valley and you have water rights from 1894 and your well is affected and a well was dug and it
86 now affects your well, that is where it is tough, because people want to do what they want to on
87 their property, then they complain about the government allowing it in the first place. Mr. Haeberle
88 said if his kids cant make it ranching because the land is getting swept, then what? He sees
89 conservation as a detriment. Look at it down the road, if defaulted on who owns the property now?
90 Once sold into conservation, you no longer have anything to sell. Who is going to pay market
91 value you cant do anything with.

92
93 Darrel Greene Tunk Valley since 1980 and family is six gen in the valley. He agrees with what is
94 being said. It is a bunch of crap making it R160 taking away people's way of life, and that is what
95 is happening. He's worked all his life and the land is what he basis his life on. Conservation NW
96 approached him and he said no because he doesn't want people telling him what he can or cannot
97 do to his land.

98
99 Nichole Kuchenbuch advocated for those here today, although she doesn't live in the Tunk Basin.
100 She has a good background in working with conservation district. She loves ranching and her kids
101 do to. She is R5 where she is zoned. She expects a call not a notice. She said letting new people
102 in like Soriano's and letting them decide for the rest isn't right. She is old family and they are
103 considered new family. If R160 then you've stolen the value of their conservation. She sees it as
104 theft, if done in Tunk, then where next? Certified letters in the mail. She isn't sure these
105 commissioners had full advocacy.

106 Commissioner Hover said he's been county commissioner for six years and this is the only place
107 we have heard water is physically limited. Right now, that creek the water is flowing out, wells
108 were shown to have gone dry and so those types of things expressed are what the BOCC is
109 looking at halting until they are able to figure it out.

110
111 Mr. Stansbury said the haste of implementing the R160 created holes. Incentivize partner through
112 NRCS Voluntary Stewardship rather than punish as if feels like theft, said Ms. Kuchenbuch.
113 Commissioner Hover said the BOCC will look into how to provide more potable water. These are
114 hard decisions when and there are issues with regulation that. Where is the liability at to allow
115 more and more subdivisions?

116
117 Commissioner Branch suggested taking the dialogue further past the water problem. The dialogue
118 is countywide and we should run some workshops on subdivisions to see what the issues are
119 beyond water. He is happy to take this up later.

120
121 Commissioner Neal explained his involvement with the process. He did spend a lot of time on this
122 issue even if he didn't speak individually with everyone. He discussed the things that still need to
123 be addressed. Ms. Kuchenbuch said there are two families wanting to sell for conservation but
124 zoning and water is affecting their ability to subdivide, they will not be compensated.
125 Commissioner Hover said there is no moratorium on drilling wells besides the one in Methow.

126
127 Ms. Vejraska explained some ranch families get to buy more ground by selling off other pieces
128 into conservation. Mr. Stansbury said when five wells were drilled on nearby parcels, his well level
129 was reduced substantially. He pointed out he was also opposed to the county allowing the wells
130 to go in. Commissioner Hover thanked the group for their comments then moved on to staff time.

131
132 **Commissioners Staff Meeting**
133 Naomie Peasley

134
135 Ms. Peasley provided the Fairgrounds update. She said the Annex floor looks good and there is
136 new paint. Working with WPA on new lighting for the arena. A upgrade of the transformer needs
137 to be redone and cost is about \$122,000 that serves arena.

138
139 Athletic Booster Club March 11 with 20 events currently scheduled. Asking for a fee reduction.
140 501c3 raises money to give to seniors going to college. A fee reduction would help make the
141 event a success. Wording in fee schedule does say for the good of the community. Commissioner
142 Hover would like to discuss further.

143
144 Ms. Palmer explained the notifications provided to the public regarding the Tunk Basin ordinance.
145 Commissioner Hover suggested notices be send via the emergency system through emergency
146 management. Ms. Palmer said it was thought the system was only for emergencies.

147
148 With upcoming Zone code changes coming before the planning commission, a notice on the
149 planning website would be good with those upcoming dates. 46 out of 77 paid their annual
150 registration fees and brought in about \$23,000.

151 Ms. Palmer updated the board on projects and voiced the permitting process. Updating site
152 analysis to include a separate page for the site plan the health dept wanted. She also has the GIS
153 dept is printing the official zoning map with QR Code that takes them right to the map.

154
155 The Clerk of the Board provided Tonasket, Oroville and Methow Valley EMS District budgets.
156

157 **Discussion – EMS Districts Budgets – Commissioners**
158 Commissioner Neal moved to adjourn as the BOCC and reconvene as the Oroville EMS District.
159 Motion was seconded, all were in favor, motion carried.

160
161 Commissioner Hover stated the county could increase the amount of the contract with Life Line
162 for the Oroville Rural EMS District in order to provide more coverage.

163
164 Commissioner Hover suggested a policy that states 200% yearly levy/contract as reserved. Then
165 if the levy fails we have two years saved to carry the district expenses. Commissioner Neal said
166 the city likely had a reserve as well. He said the budgets look good until this can be discussed
167 with Commissioner Branch.

168
169 Commissioner Neal moved to adjourn as the Oroville Rural EMS District and reconvene as the
170 Tonasket EMS District. Motion was seconded, all were in favor, motion carried.

171
172 The commissioners reviewed the Tonasket EMS revenue and expense budget. Commissioner
173 Hover thought get with Roni for EMS infrastructure and talk with her about the infrastructure for
174 those districts.

175
176 Commissioner Neal adjourned as the Tonasket EMS District and reconvene as BOCC. Motion
177 was seconded, all were in favor, motion carried.

178
179 **Executive Session RCW 42.30.110 (1)**
180 Commissioner Hover moved to go into executive session at 11:00 a.m. until 11:14 a.m. inviting
181 Esther Milner and Shelley Keitzman under RCW 42.30.110 (1)(i). Motion was seconded, all were
182 in favor, motion carried.

183
184 **Motion Executive Session RCW 42.30.110 (1) (g)**
185 Commissioner Hover moved to go into executive session regarding RCW 42.30.110 (1)(g)
186 At 11:15 a.m. inviting Esther Milner and Shelley Keitzman to discuss the performance of a public
187 employee. Motion was seconded, all were in favor, motion carried.

188
189 Executive session ended at 11:29 a.m. no decisions were made.

190
191 **Public Hearing – Budget Supplemental Appropriation – Current Expense Reserve Fund 198**
192 Commissioner Hover opened the hearing to staff since he is here. Commissioner Hover explained
193 the reason and amount of the budget supplemental. Commissioner Hover closed staff and opened
194 up to the public and Emily Sisson member of the public had no comment.

195
196 **Motion Resolution 16-2023 Budget Supplemental Appropriation**
197 Commissioner Neal moved to approve resolution 16-2023 a budget supplemental appropriation
198 within the Current Expense Reserve and Current Expense budgets in the amount of \$1,019,137.
199 Motion was seconded, all were in favor, motion carried.

200
201 **Discussion – Courthouse Security – Shelley Keitzman**
202 Ms. Keitzman explained Pacific Security inquiring about security services for the Courthouse and
203 received a \$35 per hour for armed security and \$27.50 for unarmed. The company indicated they
204 would be able to provide the service for us but may take a while to provide armed services. Cost
205 analysis compared 237 days of coverage at \$66,000 annually. If the board approves she would
206 like to gather a more formal quote. A courthouse security meeting is scheduled next week and
207 would like to provide this info to the group.

208 Commissioner Hover would like to secure two armed guards right away. The Clerk of the Board
209 reminded the Board about procurement of the service for purchased services. Commissioner
210 Hover read the policy and gave Ms. Keitzman direction.

211
212 **Motion Methow Valley EMS District**
213 Commissioner Hover moved to adjourn as the BOCC and reconvene as the Methow Valley EMS
214 District. Motion was seconded all were in favor, motion carried.

215
216 Commissioner Hover moved to approve the Voucher certification and authorize the Methow Valley
217 EMS District vouchers to be paid in the amount of \$63,499.66. Motion was seconded, all were in
218 favor, motion carried.

219
220 Commissioner Hover moved to adjourn as the Methow Valley EMS District and Reconvene as the
221 BOCC. Motion was seconded all were in favor, motion carried.

222
223 **Motion - Voucher Approval - Commissioners**
224 Vouchers certified and audited by the Auditing Officer as required by RCW 42.24.080 and those
225 expense reimbursement claims certified as required by RCW 42.24.090 have been recorded on a
226 list, and made available to the Board. As of this date, the Board did vote, by unanimous vote, to
227 approve the regular vouchers in the amount of \$873,768.23 and Payroll vouchers in the amount
228 of \$1,233,633.60. Warrant numbers as cited on the attached blanket voucher list. Motion seconded
229 and carried.

230
231 **Motion Public Health Voucher**
232 Commissioner moved to approve the Public Health Vouchers including regular vouchers in the
233 amount of \$18,353.18 and payroll vouchers in the amount of \$63,228.57. Warrant numbers as
234 cited on the attached blanket voucher list. Motion was seconded, all were in favor, motion carried.

235
236 The board adjourned at 211:45 a.m.
237