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RECORD OF THE PROCEEDINGS

OKANOGAN COUNTY

JULY 3, 2023

9:00 AM Review Commissioners Agenda and Consent Agenda/Review Meeting Minutes June 26th & 27th, 2023

9:15 AM Public Comment Period

9:20 AM Briefing Among Commissioners-Discuss Individual Weekly Meetings and Schedules

9:30 AM Commissioner’s Staff Meeting

10:30 AM Update-Superior Court Clerk-Susan Speiker

11:00 AM Discussion-Homeless Housing Requests & 5 Year Draft Homeless Plan-Rena Shawver

11:35 AM Public Hearing-Budget Supplemental Appropriation-Noxious Weed

1:30 PM Discussion-ARPA Funding-Elmer City Fire Hall

2:30 PM Discussion-West Lake Osoyoos Infrastructure

3:00 PM Discussion-Water Banking

3:30 PM Approve Meeting Minutes June 26th & 27th, 2023

3:45 PM Approve Consent Agenda

The Okanogan County Board of Commissioners met for a regular meeting at 123 5th Avenue North, Okanogan, Washington on July 3, 2023 with Chairman, Commissioner Chris Branch; Vice-Chairman, Commissioner Andy Hover; Member, Commissioner Jon Neal; and the Deputy Clerk of the Board, Crystal Hawley, present.

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

The pledge of allegiance was recited.

Review CMR Agenda and Consent Agenda/Review Meeting Minutes June 26th & 27th, 2023
The commissioner reviewed minutes from June 26th and 27th, 2023

Public Comment Period
A member from the public, Emily Sisson, was present for public comment.

There was no public comment.

Briefing-Discuss Individual Weekly Meetings and Schedules
The commissioners briefed among themselves, discussing their weekly meeting and schedules.

Commissioner’s Staff Meeting
Emergence Manager, Maurice Goodall was present for staff.

Emergence Management
Mr. Goodall discussed with the commissioners his department updates. Air purifiers were delivered to all the departments.
There have been some Red Flag warnings due to flooding and high winds.

Update-Superior Court Clerk-Susan Speiker
Superior Clerk, Susan Speiker, updated the commissioners with her departments update.

53 Ms. Speiker explained the she visited Northwest Justice and it was successful. She learned a lot
54 during her visit. Ms. Speiker explained what kind of services they provided.

55
56 Her department received their vehicle from the sheriff's office. The vehicle has no heat or AC and
57 Ms. Speiker would like to get it repaired.

58
59 Ms. Speiker explained that she is needing to increase Superior Court's petty cash to \$200.
60 Commissioner Hover directed Ms. Speiker to contact the auditor to create a resolution to present
61 to the commissioners.

62
63 There is a new grant program to help homeless youth. Ms. Speiker expressed that if the
64 commissioners know of anyone that would benefit, please reach out to her.

65
66 The Superior Court's Office now can receive any type of payment method.

67
68 The Clerk of the Board, Laleña Johns took meeting minutes for the rest of the day.

69
70 **Discussion-Homeless Housing Requests & 5 Year Draft Homeless Plan-Rena Shawver**
71 Michelle Sandoval FYRE, Nancy Nash Mendez

72
73 Rena Shawver explained an RFP for consultant to help with the 5-year Homeless Housing Plan.
74 The job description includes work the Housing Coalition have agreed upon. The meeting was the
75 most successful. Review of mission and goals, the group has reviewed those and so they want
76 to have more clarity in their role and in the work they do for the county. Ms. Shawver explained
77 the different tasks of the preliminary plan. (attached) The idea is to get a consultant involved take
78 a cross section of the community and coalition membership and discuss how to move forward
79 with dealing with the homelessness in the county and identify funding for more attainable housing
80 to Okanogan County. A full time Homeless housing coordinator is also being discussed. We are
81 2000 housing units behind in the county. There was 600 counted this year but that doesn't include
82 everyone. What kind of projects are attainable to build affordable housing, plus the plan
83 is required by the state and due December 31, 2024.

84
85 An RFP will be published to gather proposals for consultant. Ms. Nash-Mendez asked who the
86 consultant would fall under. The county can publish the request in the county's legal newspaper
87 and post to other agency sites suggested by Ms. Shawver. There would be a scoring criteria and
88 process. The coalition is really doing all this work on a volunteer basis, so having a coordinator to
89 help with that is also planned outcome.

90
91 **Motion**

92 Commissioner Hover moved to direct the Clerk of the Board to post the RFP for the update of the
93 5-year Homeless Housing Plan in the legal paper and other suggested places. Motion was
94 seconded, all were in favor, motion carried.

95
96 Rena Shawver explained some requests for additional funding of FYRE and Housing Authority of
97 Okanogan County.

98
99 Ms. Nash Mendez explained the Housing Authority's request for additional funding for Meth
100 Remediation for Cariboo Trails apartment up to the amount of \$20,000. (attached) The apartment
101 complex does house homeless families, but does have some who abuse their assistance.
102 Qualified and certified companies must be used to remediate these units. Timeline for funding for
103 the services is June to August 2023. Actual invoices would be submitted with their request.

104 Commissioner Branch expressed concern about how many units may have had meth use in them
105 and could be a wide spread problem. Ms. Nash Mendez said yes, the problems are even more
106 these days. She said there is funding for this kind of testing for all units annually. They are going
107 into a zero tolerance for the program. The grants require this kind of testing, but a plan is needed
108 to navigate this dangerous drug situation. Commissioner Hover asked if the whole housing
109 coalition has had a chance to discuss this ask, yes, replied Ms. Shawver. He would like the
110 meeting minutes showing their discussion. Commissioner Neal asked if there were companies
111 closer than Bellingham. Ms. Nash Mendez said not many are licensed here and the one is so
112 booked and getting someone in a proper time frame that is qualified for government remediation.
113 She said a very strict client screening process is involved with these units. Fair housing laws must
114 be covered and those include federal laws with strict regulations for these properties in order to
115 protect the others in the units. Most costs of the units are paid for with federal funding. Cost will
116 be from the Homeless Housing Fund.

117
118 **Motion**

119 Commissioner Hover moved to authorize the expenditure of up to \$20,000 and amend the
120 contract with Housing Authority of Okanogan County for the necessary work of meth remediation
121 for the Cariboo Trail Apartment from Fund 142 the Homeless Housing Fund. Motion was
122 seconded, all were in favor, motion carried. The Clerk of the Board to prepare a budget
123 supplemental appropriation for the funds.

124
125 Ms. Shawver said the coalition has been discussing the county's fund 141 and 142 that has a
126 balance of about \$1 million dollars is years and years of savings. Tougher discussions are needed
127 to support housing in the county and will need to involve funders on how to bring attainable
128 affordable housing to the county. The recording fees are much needed and can help to match
129 grants and help with gap funding.

130
131 Ms. Sandoval explained FYRE's request. Independent learning village \$3.3 million and was in the
132 states budget for capital dollars. Funds are not advanced but rather has to be spent first and so
133 they have to figure out how to pay those expenses and do not have any extra funds. Once cost
134 they cannot cover is earnest money on the site for the location of the village. Signed an agreement
135 with the site and \$15,000 is needed for the earnest payment and environmental review from the
136 Affordable housing fund 141 \$10,000 for new funds and move previous \$5,000 of it moved for a
137 total of \$15,000. The earnest money would be lost if the property did not pass the environmental
138 review. A revised proposal will be submitted to request the total amount from Homeless Housing
139 instead of Affordable Housing fund. The youth to be served have a very high poverty level and
140 would qualify for use of the funds in this way.

141
142 **Motion**

143 Commissioner Hover moved to approve FYRE's homeless housing request for an additional
144 \$10,000 based on the provided request. (attached) Motion was seconded, all were in favor,
145 motion carried.

146
147 Ms. Nash Mendez said Wild Rose Housing project in Winthrop is close to the grocery store and
148 North Cascades bank for middle-class low-income housing of 22 units for work force housing to
149 meet work force housing needs. The partnership between Housing Authority of Okanogan County
150 and the Housing Trust is great because the Housing Trust is already working on the infrastructure
151 and it will provide great savings because everything will be ready. She said she will meet again
152 with the commissioners to request money to buy the property as a late comers' fee and will be
153 paying 40% of structural costs. Looking for funding sources for predevelopment costs and
154 infrastructure then they can development of the apartments. Her team will come to make the

155 commissioners aware of the project in the event there is a future gap that other funds don't cover.
156 Commissioner Branch asked how long it would be before those costs are known. Ms. Nash
157 Mendez said estimate of \$1.1 to \$1.2 million dollars. Hoping to be done moving dirt by October
158 or November for a completed project in 2025. Commissioners discussed possibly using LATCF
159 funds and applying for .09 dollars for workforce housing which have a deadline. Ms. Nash Mendez
160 will work with the Clerk to schedule her team in the near future.

161
162 Commissioner Branch expressed how exciting it is to hear about workforce housing being built in
163 the Methow so many have to drive very far to their workplace.

164
165 Ms. Shawver said there are agencies interested in bringing more housing to this area, and some
166 are coming with the idea of sitting down with our developers to talk about what resources are
167 needed to bring additional housing to the county. Commissioner Branch said there must be
168 information out there to inform those who are saying there is nothing being done. He asked the
169 coalition to provide the information he can use when he talks to people in the community. Ms.
170 Shawver said the Tiny home concepts have high barriers (must be sober) and are in conflict with
171 low barrier housing being discussed. It is much more expensive in-service costs (\$40,000) than it
172 is to house them (\$15,000).

173
174 Commissioners discussed Public Health Board letters of interest from elected city council
175 members Kelly Hook, Pateros, Lisa Bauer, Okanogan, and Denise Varner. The commissioners
176 will consider next week. Physical attendance at the Board of Health meetings is important not just
177 attend online.

178
179 **Discussion-ARPA Funding-Elmer City Fire Hall**
180 The Town of Elmer City requested \$150,000 gap funding from the county's ARPA fund for their
181 Fire Station Improvement project last week. This week they were to follow up with the requested
182 information in order for the BOCC to fully consider their request.

183
184 **Motion Okanogan County Fire District #2 of Elmer City Fire Station Improvement Project**
185 Commissioner Hover moved to direct the Clerk of the Board create a resolution and contract for
186 the supplemental funds for the Fire Unit storage construction of Okanogan County Fire District #2
187 of Elmer City in the amount of \$150,000. Motion was seconded, all were in favor, motion carried.

188
189 Commissioner Hover discussed remaining unallocated ARPA funds as the county may wish to
190 apply the funds to county projects such as county service buildings HVAC replacements.
191 Commissioner Hover said we should also look at revenue brought in on LATCF interest because
192 the horse and cattle barns at the fairgrounds at some point will need to be addressed.
193 Commissioners would like to revisit ARPA expenditure reconciliations in August. Commissioners
194 discussed Team Okanogan's request for land. Commissioners discussed county property (4.55
195 acres) that is north of the Omak Public Works Shop that is publicly visible and right on Hwy 97 for
196 the shelter. An animal shelter is important to Okanogan County.

197
198 **Discussion-West Lake Osoyoos Infrastructure**
199 Commissioner Branch discussed the West Lake Osoyoos Infrastructure as they do not have the
200 sewer system there and he thinks there is still a lot of effluent coming into the lake there. This is
201 a project for .09 dollars. Commissioner Neal said a meeting happened on Friday with Oroville
202 officials and development he doesn't think it should be a tax burden on land owners.
203 Commissioner Hover said this is the same thing discussed of USDA not being able to get grants
204 for but the county can. Commissioner Neal said he isn't sure if a 30-year payoff for the system

205 could be arranged as a sewer district without taxing people that are not benefited. Commissioner
206 Branch discussed direct benefit and it could pay into the system.

207

208 **Discussion-Water Banking**

209 Craig Nelson, Jordana Ellis OCD

210

211 Craig Nelson discussed a draft interlocal agreement between Okanogan County and Okanogan
212 Conservation District for water banking management. (attached) Commissioner Branch
213 suggested a facilitated discussion about the process. Mr. Nelson said he would like to have them
214 as a “play nice in the sandbox” framework that sets the outside perimeters on where the agencies
215 will work together but does not have a lot of meat on the details and processes which are left for
216 after the fact policies. He explained the ease of an arrangement like this. Should focus on page 2
217 and 4 paragraphs 2, 3, 4 that really set the foundation. He is open to discuss what those sections
218 actual say. Commissioners discussed their thoughts on the draft and setting the policies via a
219 workgroup that facilitates the discussion over setting the water priorities framework.
220 Commissioner Hover said the Methow Watershed Council has made it clear they want to be at
221 the table. Mr. Nelson recommended going slow in the distribution of water out of the bank to the
222 highest priority to our community and what the parameters are for application considerations.
223 WRIA 48 set priorities for that water resource area and WRIA 49 sets priorities for that water
224 resource area.

225

226 Documentation file would contain information about the water right that lays out every water right
227 and ties to the specific purpose of banking that water that is in the file. Metering water used from
228 the bank by commercial users was discussed as part of the permit.

229

230 Ms. Jordana Ellis said Pinecreek available from river mile 51. 225.7 ac/ft available to stay in
231 Okanogan Co. 400 ac/ft available throughout secondary reach. USDA does not consider
232 marijuana agricultural.

233

234 Next step is to adopt an agreement after incorporating discussed revisions. Once incorporated
235 the county’s chief civil attorney will review.

236

237 **Motion - Voucher Approval - Commissioners**

238 Vouchers certified and audited by the Auditing Officer as required by RCW 42.24.080 and those
239 expense reimbursement claims certified as required by RCW 42.24.090 have been recorded on a
240 list, and made available to the Board. As of this date, the Board did vote, by unanimous vote, to
241 approve the regular vouchers in the amount of \$1,297,910.88 and Payroll vouchers in the amount
242 of \$1,257,384.96. Warrant numbers as cited on the attached blanket voucher list. Motion seconded
243 and carried.

244

245 **Approve Meeting Minutes June 26th & 27th, 2023**

246 Commissioner Hover moved to approve the commissioners meeting minutes of June 26, and
247 June 27, 2023. Motion was seconded, all were in favor motion carried.

248

249 **Approve Consent Agenda**

250 Commissioner Hover moved to approve the consent agenda items 1-5 excluding #4 in order to
251 amend authorization form submitted, Motion was seconded, all in favor, motion carried.

252

- 253 1. Department of Veterans Services Contract No. 305E-15-114 AmendmentNo.6-Change
- 254 End Date to June 30, 2025
- 255 2. WA State Liquor Cannabis Board-Cannabis License Applications-Okanogan County

- 256 3. Appointment Letter-Board of Equalization Pos.#1-Terrance M. Flanagan
257 4. WA Military DepartmentContract#E23-241 Homeland Security Grant-Sheriff's Office
258 5. Interlocal Agreement-Solid Waste Disposal System-City of Pateros

259

260 **Motion Resolution 75-2023 Fire District #2 ARPA Allocation**

261 Commissioner Hover moved to approve resolution 75-2023 allocating ARPA funds to Okanogan
262 County Fire District #2 of Elmer City for Fire Station Improvement project in the amount of
263 \$150,000. Motion was seconded, all were in favor, motion carried.

264

265 No meeting on Wednesday is needed.

266

267 The board adjourned at 4:15 p.m.

268