

1 **RECORD OF THE PROCEEDINGS**

2 **OKANOGAN COUNTY**

3 **NOVEMBER 19, 2018**

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8 9:00 AM Review Commissioners' Agenda & Consent Agenda  
9 9:30 AM Briefing Among Commissioners'—Discuss Individual Weekly Meetings & Schedules  
10 11:00 AM Discussion - Oroville Rural EMS District Levy - Lifeline  
11 1:30 PM Public Hearing – Planned Development – Lester PD 2017-1 – Char Schumacker  
12 To Follow Update – Planning – Perry Huston  
13 4:00 PM Budget Work Session – Auditor  
14 4:30 PM Review Meeting Minutes

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15  
16 The Okanogan County Board of Commissioners' met for its regular session on November  
17 19, 2018, with Chairman, Commissioner Jim DeTro; Vice Chair Commissioner Chris  
18 Branch; Commissioner Hover, Member; and Laleña Johns, Clerk of the Board, present.

19  
20 **Review Commissioners' Agenda & Consent Agenda**

21  
22 **Briefing Among Commissioners' – Discuss Individual Weekly Meetings & Schedules**

23 Commissioner Hover updated the other members on a forest service meeting he attended  
24 at the Winthrop Barn regarding headwaters and withdrawal of minerals. A support letter  
25 from the commissioners' will be drafted as a result.

26  
27 Commissioner DeTro stated he would be absent Tuesday, November 20 due to attending a  
28 meeting of Bureau of Land Management.

29  
30 Commissioner Branch stated he was recently appointed to the Board of Directors  
31 Washington State Association of Counties. (WSAC)

32  
33 Commissioners' discussed the Legislative meeting scheduled in Stevens County Friday,  
34 December 7<sup>th</sup> and the NEWC meeting scheduled in Ferry County Friday, December 14<sup>th</sup>.  
35 Commissioner DeTro will not be able to attend the December 14<sup>th</sup> meeting. Commissioner  
36 Branch and Hover won't be able to attend the Legislative meeting on the 14<sup>th</sup> due to having  
37 committed to the Forest Collaborative meeting that day.

38  
39 Commissioners' discussed the Oroville Rural EMS district and the options for continued  
40 support of the district. Commissioners' discussed other ways to pay for the ambulance  
41 services. Commissioner Branch explained there are many Canadians and retired people  
42 who do not live in the Oroville area yet are paying for those who rent or would not otherwise  
43 be paying the levy.

44  
45 **Discussion - Oroville Rural EMS District Levy – Lifeline**

46 Life Line Wayne Walker and three other members of the Oroville City Council,

47  
48 Mr. Walker thanked the board for meeting with him today. He introduced Paul Blackney  
49 Chief Financial Officer and Mike Walker, Eagle Group and Lifeline owner.

50 Mr. Walker explained that due to the Oroville City & Oroville Rural Levy did not pass by a  
51 large margin and LifeLine must take immediate action. The contract agreement with both  
52 entities, there is a sixty day notice requirement. They want to continue to provide the service  
53 in Oroville but at the end of the day they must cover their costs. Oroville lost \$100,000 since  
54 January 1, 2018 to October 2018 revenue which is impacting the rest of the business. Even  
55 at the max levy amount and minimum wage issue, they needed to make operational  
56 changes to make it viable. An addendum was drafted for review. Accomplish threes things 1)  
57 follow the contract with the 60 day notice, 2) ask for the county, rural Oroville and city EMS  
58 to sign the amendment until things are figured out, 3) if talking about longer term viability  
59 there is still operational changes they can make in the Oroville and Tonasket area to make  
60 them more viable.

61  
62 Director Huston provided the amount of liability we left LifeLine, we are paying for a much  
63 higher level of service. The point is we are paying for more than what we were, we might  
64 mitigate paring that back a bit. Support for Oroville from Tonasket we would need to have  
65 some kind of specific mutual aid document so one fund doesn't benefit another. The levy  
66 time lines must be considered if levy is to be considered.

67  
68 Mr. Walker outlined what they looked at for an operational plan with historical references  
69 with LifeLine assumptions with regards to what has been affected.

70  
71 Mr. Walker previously did a follow up meeting with the City. The city was not able to attend.  
72 What was involved was the rural had requested the levy at \$.50 per \$1000 and the city  
73 requested at \$.35 per \$1000 and he expressed to them they needed to make operational  
74 changes.

75  
76 Walt Hart stated the city was in favor of re-running the levy as soon as possible.  
77 Commissioner Branch stated the commissioners' should have provided some explanation  
78 and minimum information and comparables. Mr. Walker said the ballot was confusing for  
79 citizens because they felt they were voting for an additional school levy and perhaps did not  
80 know what they were voting for. Commissioner Branch believed some public information  
81 should be put out there first. This was a failure to communicate. Mr. Walker said he is willing  
82 to help with putting the public information together. Hospital and school district employees'  
83 campaign for their levy, why not LifeLine. Commissioner Branch stated fact sheets would be  
84 helpful whether that is in addition to press releases or public meetings. Only land owners are  
85 paying into the district levy, he said he was in favor of 3/10ths sales tax because it is fairer.

86  
87 Director Huston explained the board should still consider the amendment to the contract, as  
88 well as being on reserves beginning the 1<sup>st</sup> of January then figure out some kind of resolve  
89 for another ballot measure with more outreach to the public on the service provided.

90

91 Commissioner Hover explained he did not know what the response time was before versus  
92 the 40 hours per week. What does that cover and what happens on the weekends? Mr.  
93 Walker replied he did not know and that info was not made available to him. From talking  
94 with police chief Todd Hill he was surprised at how quickly the response was of LifeLine  
95 versus the volunteers. The rural area is time over distance. The off hours when the unit  
96 would come from Tonasket, then that would take around 10-12 minutes, but could be  
97 shortened up due to points in the far south areas, but north will get a little longer and  
98 weather conditions will play into the time. He does not see the LifeLine being in violation of  
99 response time guidelines in WAC. He hopes the county and the city want to retain LifeLine  
100 as a provider. They are committed to meeting the objective, just cannot do it at a loss.

101  
102 Commissioner Branch asked if other scenarios have been analyzed by LifeLine. Mr. Walker  
103 said yes, those other scenarios should be considered. It is challenging for him to make sure  
104 he is covering the bases of both entities. He gave an example, the city had no problem on  
105 what their amount on the ballot, but the promissory note had already been done and  
106 insurance costs were being incurred.

107  
108 Commissioner DeTro commented on his experience level not knowing what to expect from  
109 the ballot vote. Going forward he would like to provide the history and what we are faced  
110 with to the citizens. The commissioners' wish to keep LifeLine in place. Going forward how  
111 can we do that so LifeLine is not operating in the loss? The reduction to 40 hours per week  
112 reducing FTE's by five. There are currently six FTEs for Oroville and six in Tonasket. Is there  
113 an ability to reduce to six FTE between the two districts? Mr. Walker if there was one levy  
114 rate covering the area with one central location for the station being Ellisforde, and a way to  
115 adjust the staffing model, potentially cutting by a fourth. It is a huge district, with some folks  
116 living way out, and takes at least an hour or two response. There is such a large amount of  
117 area to cover. He discussed some viable ideas.

118  
119 Director Huston stated we must recognize a restructure of both districts. There is no clear  
120 process to merging the districts. Commissioner Hover asked about the trauma response  
121 districts and asked who controls that? Is it the legislature who says we can look at other  
122 options? Director Huston stated the voters tell us what amount of property tax to charge a  
123 levy.

124  
125 Commissioner Branch stated there should be a conversation between the City of Oroville,  
126 Fire Districts and the county. The Fire Districts saw the changes and would be able to relay.  
127 The "interim" amendments to the contract would be in effect until something else if figured  
128 out.

129  
130 With no support from the Levy, along with the current financial status of Oroville EMS (which  
131 was discussed earlier this year) LifeLine Ambulance has no viable solutions for continued  
132 service based on current service model and reimbursement structure. Mr. Walker further

133 explained that LifeLine must take immediate action to reduce continued losses. He  
134 suggested this can happen by limiting coverage to the Oroville response area to a straight  
135 40 hours per week which is within the budget amount of the current EMS Levy. These hours  
136 would cover about 70% of total call volume in Oroville. The remaining coverage would need  
137 to come from Tonasket. He drafted a contract amendment and requested this be reviewed  
138 and signed promptly as LifeLine will need to make staffing adjustments as well as other  
139 operational changes by the 1<sup>st</sup> December 2018.

140

141 Mr. Walker asked to arrange a meeting as immediately as possible to discuss the exit  
142 strategy for LifeLine Ambulance from the Oroville response area. He said LifeLine is open  
143 to any options to continue to provide service to this area but it cannot result in a direct loss.  
144 We will make ourselves available to meet at a time that is convenient for you.

145

146 Mr. Walker said if the operational changes can be made within the 60 days they would be  
147 willing to hold on until a more sustainable solution, but if that cannot be accomplished they  
148 have no choice.

149

#### 150 **Motion**

151 Commissioner Branch moved to approve amendment No.1 to the Oroville Rural EMS  
152 District Agreement signed July 5, 2016. Commissioner Hover amended the motion to add to  
153 approve upon legal review. Motion was seconded, all were in favor, motion carried.

154

155 Commissioner Branch would like to make sure the commissioners' are involved with any  
156 conversation with the City of Oroville. The contract amendment will need to document some  
157 kind of arrangement between Tonasket EMS, Oroville and Oroville Rural EMS district.

158

159 Consolidation of the districts should be something the legislature could address.

160

161 Commissioner DeTro discussed bringing these issues to the legislators. Mr. Walker said he  
162 would be willing to help with that. Putting something before them before they go into session  
163 would be good.

164

165 Mr. Walker stated Oroville has two good ambulances possibly three, Tonasket has two not  
166 very good ambulances. He suggested surplussing the ones causing trouble and keeping the  
167 good ones. He said there is some Zoll equipment that will need to be replaced.

168

169 Member of the public Isabelle Spohn was present and taking notes on her computer for  
170 Okanogan Watch Group.

171

#### 172 **Public Hearing – Planned Development – Lester PD 2017-1 – Char Schumacher**

173 Perry Huston, Char Schumacher

174

175 Commissioner DeTro opened the hearing up and asked for the staff report. Ms.  
176 Schumacher provided her staff report. She stated this action would take an existing family  
177 residence and would allow for nightly rentals. A 0.58 acre with single family residence  
178 would be dedicated to nightly rental and the rest of the acreage would be open space.

179 Director Huston Planned explained the development bonuses and amenities that can be  
180 built in to receive a bonus.

181  
182 Commissioner DeTro opened up to citizen comment seeing no one to testify he closed the  
183 hearing and opened up to commissioners' discussion.

184  
185 Director Huston explained the documents to be considered and what they do.

186  
187 **Motion Development Agreement Lester Long Plat 2017-1**

188 Commissioner Hover moved to approve the development agreement and final plat of the  
189 Lester PD 2017-1 and authorized approval. Commissioner Branch asked about the driver  
190 for the development. Ms. Schumacher replied the driver is the overnight rental. Are the  
191 adjacent land uses primarily Ag land? Yes, replied Ms. Schumacher. Motion was seconded  
192 all were in favor, motion carried.

193  
194 **Motion Ordinance 2018-16**

195 Commissioner Hover moved to approve ordinance 2018-16 which amending the county's  
196 zone map for the Lester Planned Development 2017-1. Motion was seconded, all were in  
197 favor, motion carried.

198  
199 **Update – Planning – Perry Huston**

200 Angie Hubbard, members of the public Lorah Super and Ford Waterstrat were present.

201  
202 *Voluntary Stewardship Program*

203 Director Huston stated the implementation agreement was prepared but it has Director  
204 Huston's signature line. He explained the board could either authorize him to sign for the  
205 board or the board could authorize the chairman to sign in that case it has not been signed  
206 yet by the other party.

207  
208 *WRIA 49 Plan Revisions*

209  
210 Director Huston stated DOE completed their revisions of the map eventually we will get  
211 them. Commissioner Hover explained an interesting idea for mitigation. Other counties are  
212 using ASR, why cannot a well be drilled outside a closed basin then water injected into a  
213 well within the closed basin then have an agreement among the land owners for mitigation.  
214 Essentially it would take water from a well outside the closed basin to inject into another  
215 well within the closed basin to mitigate water taken within the closed basin. Hydraulic  
216 continuity would need to be considered, Director Huston said. Commissioner Hover stated  
217 this would be a way to micro ASR. Commissioners' would like to discuss further with DOE  
218 Trevor. Commissioner Branch stated fundamentally it's the same. Commissioner Hover said  
219 he would not increase lots but rather provide water to those who already have them.

220  
221 Planning Commission hearing is tonight for water regulations.

222  
223 Director Huston discussed the planning unit membership. He said DOE required the  
224 facilitator position be a published RFQ. He prepared an RFQ for commissioners' review. He  
225 will check with the initiating governments and report back to the commissioners'. He further  
226 discussed what guidance documents are being pulled together.

227

228 Consumptive water uses were discussed.

229

230 Director Huston will check with DOE Vanessa on the status of the several agreements yet  
231 to be authorized.

232

233 Methow headwaters wants to contact congressman's Newhouse office to tell him we are on  
234 board with the letter of support to Secretary Zinke.

235

236 **Motion Letter of Support to Secretary Zinke**

237 Commissioner Branch moved to approve the letter of support to Secretary Zinke in terms of  
238 the headwaters. Motion was seconded, all were in favor, motion carried.

239

240

241 Director Huston stated the correspondence that was sent to the nightly rentals. Veranda  
242 Beach poses an interesting situation all nightly rentals in that development operate under  
243 the HOA. The HOA does all the reservations and each individual landowner would need to  
244 get their license. Another letter will be issued to remind them about the license application.

245

246 *Code Enforcement*

247 Director Huston explained some code enforcement work he and the chief civil deputy are  
248 working on. Commissioner Branch asked if breaking the land use code should be a criminal  
249 violation. Director Huston replied repeated offenses or failure to comply could trip the  
250 criminal violation. Commissioner Branch stated he is interested in compliance but not over a  
251 long period of time. Decriminalizing land use violations was discussed. Commissioner  
252 Hover asked about putting a lien on a property instead. Director Huston provided an  
253 example of the expenses being collectible when the property foreclosed or when the  
254 property owner becomes compliant. Abatement was discussed.

255

256 Director Huston updated the commissioners' on some observations he made on  
257 enforcements such as the salvage yard. He also issued a stop-work-order in the Methow  
258 and will go up on Wednesday to figure out the tree situation.

259

260 Director Huston stated some enforcement referrals he has been getting regarding lake front  
261 violations on critical areas ordinance. He will need to increase his field work to address  
262 these complaints. In general, does the Director wait until a complaint occurs? Director  
263 Huston said when the Department of Health list is laid against his list they can find some not  
264 in compliance. But is consistent with prior direction of the board. Property management lists  
265 also get forwarded to him to see if they are in compliance. Nightly rentals are also required  
266 to pay lodging tax for overnight rentals.

267

268 *Comp Plan*

269 *Scoping began*

270 *Transportation element*

271

272 Director Huston discussed some disconnect with land use activities and our road program.  
273 There is a transportation element in the plan and a scoping memo outlining impacts is a  
274 significant issue. He would like to discuss reviewing the element and assisting in writing the  
275 chapter for the EIS. Commissioner Hover said yes, that is important because public works  
276 has to plow the roads and maintain them. Commissioner Branch stated the development

277 should be paying for the upgrades to the transportation system. Director Huston said one  
278 chief concern is the real estate not served by a road that has no clear framework for  
279 improving them once the area is developed.

280  
281 Commissioner Hover asked about the second round of WATV amendments. Director  
282 Huston said he was waiting for the final list, so he can do the checklist. He is doing SEPA  
283 on the list from the Engineer. He will pick that up again soon.

284  
285 The Champerty Shores extension was discussed. Mr. Barker will take it from the lift station  
286 along his property and build that to the standards so Champerty Shores can hook into it  
287 later. Director Huston said it would make it simpler. He will establish the boundaries of the  
288 improvement district. The Treasurer is responsible for bond counsel, but we do need to  
289 know the cost estimate amount. Director Huston explained how he will consider the  
290 boundaries and what outreach he will do to neighboring landowners.

291  
292 New quit claim documents were provided to the board, but they have not been reviewed by  
293 the civil deputy.

294  
295 Director Huston explained the Lake Management District public hearing was set regarding  
296 objections of the special assessment rolls. That hearing is set for December 17<sup>th</sup> at 1:30  
297 p.m. Notices have gone out. He explained where the information will reside.

298  
299 TV District #1 has four sites in which they are involved. Pickens, Wireless, PUD, Day  
300 Wireless and T-Mobile and have leases with the district on that site. The sheriff does not  
301 have a direct lease on that site. The District also has presence on Mt. Olive and Fox Mt.  
302 with a lease with DNR. Omak Mt. CCT lease agreement.

303  
304 Director Huston explained the situation with the fairgrounds well. Does the board wish to  
305 move forward with the well repairs or the well replacement or put the project on hold?  
306 Commissioner DeTro stated the well casing already purchased will only go up in cost if the  
307 county surplussed it later it would make its money back.

308  
309 The board signed a letter of condolences dated November 20<sup>th</sup>, in regards to an employee  
310 who passed away.

311  
312 **Budget Work Session – Auditor**

313 Cari Hall, Auditor Laurie Thomas and Treasurer Leah McCormack were present.

314  
315 The group reviewed the various budgets of the auditor. The advanced expenditure funds  
316 were discussed and reviewed. Auditor Thomas explained if the postage increase is  
317 approved we will need to cover those extra costs. All budgets would need to reflect the  
318 extra cost.

319  
320 Auditor Thomas said she is renting a printer from Kelly Imaging but later she found out she  
321 could have bought the printer three times for the cost to rent it.

322  
323

324 Auditor Thomas explained elections pre-paid postage budget should be budgeted for to  
325 avoid legal issues. However she wondered if we do fund it totally it would look like we don't  
326 need funding but if we don't there is a possibility of legal proceedings.

327  
328 The vendor supplying our ballots wants the order now and will give a price break if counties  
329 order together. Next year it is almost all recoupable due to the county from cities and  
330 schools. It is up to the legislature whether grant funds are available to apply.

331  
332 MARC fund was reviewed. The professional services line was reviewed. Commissioner  
333 Hover asked if some of those funds could be used by the Clerk if they had preservation of  
334 historical document needs. Auditor Thomas and Ms. Hall said yes it could be used by the  
335 Clerk for that reason.

336  
337 **Review Meeting Minutes**

338  
339 The board adjourned at 5:00 p.m.

340