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RECORD OF THE PROCEEDINGS

OKANOGAN COUNTY

OCTOBER 2, 2023

9:00 AM Review Commissioners Agenda and Consent Agenda
9:15 AM Public Comment Period
9:20 AM Briefing Among Commissioners-Discuss Individual Weekly Meetings & Schedule
9:30 AM Commissioners Staff Meeting
10:30 AM Discussion-Opioid Abatement Council Update-Dennis Rabidou
11:00 AM Public Hearing-Budget Supplemental Appropriation-Fund 125 Parks & Rec
11:05 AM Public Hearing-Budget Supplemental Road Fund 102
11:15 AM Discussion-Three Rivers Hospital Ballot Initiative-Jennifer Best
1:30 AM Continued Discussion-Accessory Dwelling Units-Commissioners & Planning

The Okanogan County Board of Commissioners met for a regular meeting at 123 5th Avenue North, Okanogan, Washington on October 2, 2023 with Chairman, Commissioner Chris Branch; 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.

Vice-Chairman, Commissioner Andy Hover absent for personal reasons.

Emily Sisson via Paul's iPad attended via zoom.

Review Commissioners Agenda and Consent Agenda

Commissioners reviewed their agenda and consent agenda and would like to include other planning issues in this afternoon's discussion on Accessory Dwelling units with the planning director.

Public Comment Period

Ms. Sisson had no public comment.

Briefing Among Commissioners-Discuss Individual Weekly Meetings & Schedule

Commissioners discussed various county business.

Commissioners Staff Meeting

Emergency Manager Maurice Goodall provided his staff report. OCD received their grant funding and so Mr. Goodall spoke to Mr. Nelson about the funding they have for the wildfire plan. Mr. Goodall explained what he would apply for Title III funds for such as a proportionate cost of the notification system and various costs associated with responding to emergencies on Federal Forest lands.

Mr. Goodall explained the Fairgrounds Agriplex and Annex roof edge where water leaks into the eaves and causes ice dams. Where the Annex and Agriplex roofs meet has some issue with the silver painted sealer. He discussed the fan units (swamp cooler) on the roofs. Commissioner Branch wondered if a roofer could assess the situation. Drainage issues on the south end of the Agriplex.

Maintenance Supervisor, Joe Poulin asked about paying two employees from the same BARS code for the Maintenance Tech position. He will work with HR for the needed resolution.

52 Planning Director Palmer discussed the pop-up yard sales that have been a concern. She said how
53 code could address these pretty easily. Esther Milner was looking at Department of Revenue
54 requirements, but how we regulate it is another issue. She will look at how the City of Omak regulates
55 as well as the City of Oroville. These pop ups are usually in the rights of way and not on personal real
56 property. The time the area and the signage and then decide what triggers a conditional use permit.
57 The goods being sold are brand new and considered retail vending rather than yard sale items which
58 are usually used items. Commissioner Branch would like to include the Sheriff's office in some of these
59 discussions since they will be enforcing some of the rules.

60
61 Agenda Bill to authorize a resolution that would promote an existing planner III to a senior planner that
62 involves Rocky Robbins who has completed training and participates in critical area planning issues.
63 Commissioner Branch stated the board had encouraged this when it was first brought up a couple
64 years ago. Commissioners wanted to wait until a full board was present.

65
66 **Discussion-Opioid Abatement Council Update-Dennis Rabidou**
67 Dennis Rabidou, Superior Court Administrator and Josh Petker Task Force Supervisor who was via
68 zoom

69
70 Commissioner Branch explained some coordination and communication by Esther Milner and himself
71 about the opioid abatement. The logistics of who is attending the council meetings and representing
72 the county need to be clear.

73
74 Mr. Rabidou discussed the recent meeting determined the fiscal agent and administrator of the funds
75 is Chelan County. They established the account and distributes the funds. Chelan leads the council
76 and they figured out a way not to charge an administration fee. They will accept the RFPs. Funds will
77 still be controlled by the counties involved as stated in the MOU. They had discussed next steps.
78 There is a very large regional meeting and each county elected to individually meet with them and
79 then report back to the council. The next meeting is November 1, 2023. Still figuring out who that group
80 is. To him he isn't clear on those details and if the group includes the cities or not. What is the plan.
81 Commissioner Branch stated someone from each city council would be included. Population such as
82 East Wenatchee and Moses Lake that may have populations above 45,000. Mr. Rabidou still needs
83 to go through the documents. Okanogan County has roughly \$2.6 million coming in over time. How
84 does this get disbursed? The prevention project into schools is something Mr. Rabidou is currently
85 working on and coordinating with Esther Milner. If the BOCC has the Intercept project in mind then
86 additional discussion should clear up how funds would be used for those costs. Interlocal agreements
87 are still needed and we need to go through the council once its functioning to make those decisions.
88 Carol Onn Beckenal?? used to be Beacon Health and she knows what all of this involves??? Creating
89 a local opioid advisory committee was discussed. Mr. Rabidou said the council wants feedback, so
90 the first local meeting would identify what feedback to provide. These would be the same people
91 involved and interfaced with for the Intercept mode. Mr. Rabidou may wish to work with Commissioner
92 Hover on the Intercept model. There are three lists of entities that are pretty much the same. October
93 19 was set to meet with Okanogan County cities involved.

94
95 **Public Hearing-Budget Supplemental Appropriation-Fund 125 Parks & Rec**
96 Public Works Engineer Josh Thomson, Emily Sisson member of the public via zoom

97
98 Commissioner Branch opened up the public hearing to staff. He read from the resolution. He stated
99 the need for the budget supplemental within Parks and Rec fund 125 in the amount of 119,810.
100 Engineer Thomson said the information from Methow Conservancy has changed. There are some
101 changes to how the funds would be used for the acquisition but now those would need to pass through
102 the county. An additional budget supplemental would be needed for that.

103

104 Commissioner Branch closed the hearing to staff and opened up to the public, hearing no one to
105 comment, he closed the hearing to public comment and opened up to commissioner discussion.
106

107 **Motion Resolution 134-2023 Budget Supplemental Appropriation-Fund 125 Parks & Rec**

108 Commissioner Neal moved to approve resolution 134-2023 a budget supplemental appropriation
109 within the Parks and Rec fund 125 in the amount of \$119,810. Motion was seconded, all were in favor,
110 motion carried.
111

112 **Public Hearing-Budget Supplemental Road Fund 102**

113 Commissioner Branch opened up the hearing to staff. Engineer Thomson provided that these funds
114 were needed for fire burned guardrail replacements. Commissioner Branch closed to staff and opened
115 up to the public, hearing no one, he closed to the public and opened up to the board.
116

117 **Motion Resolution 135-2023 Budget Supplemental Road Fund 102**

118 Commissioner Neal moved to approve resolution 135-2023 a budget supplemental appropriation
119 within the Road Fund 102 in the amount of \$426,000. Motion was seconded, all were in favor, motion
120 carried.
121

122 **Discussion-Three Rivers Hospital Ballot Initiative-Jennifer Best**

123 Scott Graham CEO of Three Rivers Brewster Hospital for over 10-years. He discussed the condition
124 of the building. Jamie Boyer, Clinic Director, Anita Fisk, HR/Fiscal Director, Dr. Ty Witt Chief Medical
125 Director, Jennifer Best.
126

127 There have been several iterations of the building which overall is about 75 years old. They have been
128 wrestling with several structural problems. It has served the community well with much maintenance
129 and cleaning it has been maintained well. The roof and infrastructure has met their useful life. Planning
130 for the future, this hospital won't be able to carry us through the next era. Engineering and architectural
131 studies have been done to renovate the hospital. Codes for hospitals have changed and things have
132 been retro fitted over time, but with new legislation happening retrofitting is getting more and more
133 expensive and is no longer possible. The right thing to do is to put this on the community to decide
134 and pay for a new building. Lean and clean goal to plan to build on the same site, not going to shut
135 down, but build over several phases and years. This will help create a hospital that can stand where
136 it is at for the next fifty years. He provided an overview of what the hospital would continue to do.
137 Transitional care and rehabilitation for elderly who want to stay in their homes, laboratory services,
138 and various other services which would still be accommodated in the new building. Increase
139 community involvement, increase and attract new talent, retention of talent. If the community votes
140 yes, timelines were shown with construction complete by 2027. (attached) Commissioner Branch
141 asked about the service area that includes the Methow Valley through Twisp, Winthrop and Mazama
142 then almost to Malott and down to Mansfield in Douglas County and is the largest populated and land
143 coverage with 16,000 people living in the district and 8 municipalities in the boundaries.
144

145 They are asking for \$1.39 per \$1,000 assessed value or \$347.49 per year on a \$250,000 value. It is
146 a huge request, but hoping people see the need for a new hospital in the region. Commissioner Branch
147 suggested additional language to add to the ballot that would help people understand the impact of
148 costs would be. The hospital has new equipment but due to old building infrastructure and newer
149 standard requirements are more and more difficult to integrate into the old building.
150

151 The Three Rivers Hospital Board is unanimous on this and recognized the impacts of not having a
152 viable hospital to serve the region.
153

154 Each attending representative of the hospital commented and supported the project. Dr Ty Witt
155 commented on the proposal. There are many who want to vote on this but cannot afford it. Let people
156 know who are on a tight budget, this is a community owned hospital, they are able to maintain

157 operations independently they just need help with the building. The emergency room service is the
158 most important service, but the emergency room cannot stay open through this. All services must stay
159 there in order to make the hospital viable. Commissioner Branch stated the quality of the emergency
160 room and staff follow up is a big piece of the service provided.

161

162 **Continued Discussion-Accessory Dwelling Units-Commissioners & Planning**

163 Planning Director Pete Palmer and Chief Civil Deputy Esther Milner

164

165 Director Palmer provided the draft document to be discussed. (attached) She provided an
166 overview of what she would like direction on and in keeping with stipulation dates in the order, but
167 with changes being made including enforcement and temporary use discussed this morning that
168 the code would be very well used in the office and help staff a lot especially on the uses that we
169 do not have regulation oversight of wind turbines, energy facilities, solar systems, electric charging
170 stations etc.....unclassified uses would addressed in the draft.

171

172 Ms. Milner explained when a business is supposed to have a state of Washington business
173 license to collect sales tax \$12,000, and B&O taxes when they hit \$100,000. These pop up "yard
174 sales" are in right of ways, parking lots etc.... and they appear to be selling brand new items like
175 tires, clothes, home goods, and products. The group discussed who would regulate home owners.
176 The Department of Transportation would regulate those along the state highway. Douglas County
177 code was reviewed. Director Palmer doesn't want to create something that we are not able to
178 enforce. The main complaint is from business owners who legitimately have a business and they
179 are impacted by these pop-up vendors who sell the same products who are not legitimate. Director
180 Palmer said these happen near farm worker housing. Commissioner Branch stated these pop ups
181 happen in the right of way of roads and the county does not regulate pull outs on the state
182 highways. Commissioner Branch said the code should address what you can do as a home
183 occupation business and what is exempt.

184

185 Special uses section unclassified use permit. The group reviewed the draft and offered discussion
186 about the different sections.

187

188 **Motion Executive Session RCW 42.30.110.(1)(g) performance of a public employee**

189 Commissioner Neal moved to go into executive session at 2:05 p.m. until 2:20 p.m. inviting Chief
190 Civil Attorney Esther Milner, and Planning Director Pete Palmer to discuss the performance of a
191 public employee. Motion was seconded, all were in favor, motion carried.

192

193 Commissioners extended executive session at 2:20 p.m. for five minutes. No decisions were
194 made.

195

196 The group returned and discussed the district use charts.

197

198 The group discussed the occupational business uses. Director Palmer explained festivals and
199 activities are affecting neighbors. The chart will be reviewed and discussed at a later date.

200

201 The Mazama Sub Unit Committee is looking at the neighborhood uses and so they will likely have
202 some changes that would involved the public a little more.

203

204 **Motion Executive Session RCW 42.30.110 (1)(i) Existing Litigation**

205 Commissioner Neal moved to go into executive session at 3:22 p.m. until 3:33 p.m. inviting Pete
206 Palmer and Esther Milner to discuss agency litigation under RCW 42.30.110(1)(i). Motion was
207 seconded, all were in favor, motion carried.

208
209 Executive session ended at 3:27 p.m. No decisions were made.

210
211 **Motion MOUD Increase Insurance**

212 Commissioner Neal moved to include increased insurance levels of \$2 million per occur and \$3
213 million aggregate with the option of \$1 million umbrella in the draft Agreement for Peer Navigation
214 Services with Kathleen Manseau. Motion was seconded, all were in favor, motion carried.

215
216
217 The board adjourned at 3:48 p.m.