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RECORD OF THE PROCEEDINGS

OKANOGAN COUNTY

OCTOBER 26, 2021

9:00 AM **Commissioners' Staff Meeting**
10:00 AM **Update-Assessor-Larry Gilman**
11:00 AM **Cont. Public Hearing Utility Franchise Renewal Methow Irrigation District- Stansbury**
To Follow **Update-Public Works**
1:30 PM **Public Comment Period**
2:00 PM **Approve Commissioner Proceedings**
2:15 PM **Approve Consent Agenda**

The Okanogan County Board of Commissioners met in Regular session at 123 5th Avenue North, Okanogan, Washington on October 26, 2021, with Chairman, Commissioner Chris Branch; Vice-Chairman, Commissioner Andy Hover; Member, Commissioner Jim DeTro and the Clerk of the Board, Laleña Johns, present.

AV Capture provided audio and video of the meetings held today, while ZOOM provided best audio accessibility and public interaction.

Commissioner Hover was absent until 10:00 a.m.

Commissioners' Staff Meeting
No staff attended the staff meeting today.

Update-Assessor-Larry Gilman
Assessor Larry Gilman, Jan Million

Assessor Gilman provided his quarterly update. The scanning project didn't go as well as expected. Half the project was completed and the cost wound up being more than expected. The other half of the project will be completed in 2023 and it was agreed upon by the Treasurer and Assessor that the REET fund will be used pay for the rest of the project. When the project is completed, the copies will be provided to the title companies and to planning.

Assessor Gilman said he is starting physical property reviews in the Methow. The real estate market isn't showing any weakness. A spreadsheet showing 2007-2021 data of REET Collections was provided. However, 2020 was a record year for real estate sales and REET collections. In 2007 REET Collections were \$1,945,796 compared to the first three quarters of 2021 which is \$4,051,619.

The Pest Control assessment resolution 67-2021 should be amended to allow either \$1.60 or \$1.62 as \$1.61 doesn't calculate well. Assessor Gilman said a resolution would be needed to address this.

The Assessor warned the board it may become necessary to authorize additional staff. The assessor's office had 17 employees seven years ago but in order to help pay for software staff was reduced to 14 employees. Having enough staff to cover the annual assessment is a concern going forward.

52
53 A list showing Personal property regarding Marijuana grows that are none compliant were shown
54 on a list in red. Assessor Gilman explained that cannabis operations are not paying their taxes and
55 are shorting the districts. It has become part of the cannabis operation issue. The businesses are
56 not complying with the requirement to provide the assessor with their personal property list. This
57 was brought to the Board's attention because the Treasurer is going to ask him to wipe the value
58 and it will be shown as a deficit as uncollectible. Think about other uses and other businesses that
59 might not be submitting their personal property lists for taxation. The assessor isn't seeing other
60 businesses abuse the situation like he sees with the cannabis industry. It is easier to wipe it off the
61 roles then to put a lien on the property, said Assessor Gilman.

62
63 Commissioner Branch wants to ensure these operations are not being targeted by the Assessor.
64 He assured the board that he is not and suggested they speak to the treasurer about the types of
65 businesses that are found noncompliant. Letters go out to the subject land owners.

66
67 **Continued Public Hearing Utility Franchise Renewal Methow Irrigation District-Jo Ann Stansbury**
68 Engineer Josh Thomson, member of the public Diane Thurlough.

69
70 Ms. Stansbury stated she received no additional public comment. She recommended the hearing
71 be continued again because no signed agreement was received from Methow Irrigation District as
72 the District needs additional language added which the county denied. The district is not requiring
73 any additional special board meetings to address this.

74
75 Commissioner Branch said the board already heard testimony from an individual, so leaving the
76 public testimony open provides no value, and we don't have the document to hear testimony on,
77 the hearing will be continued leaving testimony open.

78
79 Commissioner Hover returned at 11:03 a.m.

80
81 **Motion Public Hearing Continuance Utility Franchise Renewal Methow Irrigation District**
82 Commissioner DeTro moved to continue the public hearing for the Utility Franchise Renewal of
83 Methow Irrigation District to Tuesday, November 16 at 11:10 a.m. Motion was seconded, all were
84 in favor, motion carried.

85
86 **Update-Public Works-Engineer Josh Thomson**
87 Engineer Thomson provided his agenda and discussed the items listed there.

88
89 *Solid Waste -Refrigerant Removal Bid*
90 Reject the bid for the refrigerant removal work. Another person will need to be certified for the county
91 to do the work. Cost prohibited and recommended rejection.

92
93 **Motion**
94 Commissioner Hover moved to reject any and all bids for the refrigerant removal work due to cost.
95 Motion was seconded, all were in favor, motion carried.

96
97 *Maintenance and Road Conditions*
98 Engineer Thomas noted that road grading work is happening due to several days of rain.

99
100 Annual construction will be discussed next week which needs to be adopted before the road budget
101 is adopted. Engineer Thomson and Commissioner Hover can go over the Solid Waste and Roads
102 budgets by themselves, but Commissioner Hover asked if the board wanted to go over it together.

103 Commissioner Hover will go over it with Engineer then will bring back any issues or changes for
104 board discussion.

105
106 County road vacations were discussed of roads that do not connect such as Silver Star Mine Road
107 which leads to the Silver Star Mine Super fund site. The road will need to remain open. There is
108 also a school parcel the road provides access to.

109
110 Engineer Thomson said he has not heard back from the state regarding the Miller property.
111 Commissioner Hover said the property in Methow 400 acres left over by the pit site was going to
112 be purchased by Fish and Wildlife. The LTAC allocated \$132,000 for rip rap for the project and
113 perhaps rolled into a salmon recovery project then the LTAC funds don't need to be used for the
114 bridge repair Talks Foster Bridge on the Methow trail.

115
116 Engineer Thomson explained the plan being discussed for the Liberty Woodlands sewer system
117 rebuild arrangement. There are some choices to be considered in terms of how to pay for the
118 rebuild.

119
120 *Shop & Office Staffing*

121 Engineer Thomson discussed some open positions that were filled. Commissioner Hover
122 suggested authorizing more positions in the Public Works department. He would rather have
123 competent drivers, and recommended authorizing double the positions so we have competent
124 drivers already in place when retirements happen.

125
126 DRAFT Mazama Well MOU language changes were discussed. Chief Civil Deputy is involved with
127 reviewing and accepting the changes that Mazama suggested.

128
129 Commissioner Hover and Commissioner Branch discussed personal property taxes and remedial
130 ideas that encourage payment of personal property taxes. The Treasurer can print a list of who
131 owes personal property taxes for the board to address all those owing the tax.

132
133 Commissioner Branch discussed public nuisances where the code has no teeth to compel
134 compliance. Commissioner Branch would like enforcement departments to provide a list of
135 compliance issues departments deal with for the board to discuss proposed code amendments that
136 would address the teeth.

137
138 The chairman adjourned for lunch at 11:55 a.m. then reconvened at 1:30 p.m.

139
140 **Public Comment Period**

141 Commissioner Branch asked if anyone wished to provide public comment.

142
143 Emily Sisson provided a comment about ZOOM cutting out a few times last week and this week.
144 The Clerk of the Board noted the internet was intermittent on Monday as she was bumped off ZOOM
145 a couple times.

146
147 Isabelle Spohn commented on last night's Planning Commission meeting. She explained her
148 concerns about the Comprehensive Plan commenting process and discussed the comments and
149 objections that were made by the Planning Commission about the draft plan. The lawyers did a
150 great job rearranging the comp plan, but no one can tell what edits were made. What is the purpose
151 of the public commenting if none of the comments are being taken into consideration?
152 Commissioner Branch said they will consider whatever the Planning Commission transfers to them.

153

154 Commissioner Hover explained the Planning Commission is a volunteer group, and the board would
155 be derelict to not put the document through a legal review.

156
157 David Gecas was previously requested to attend executive session to discuss legal matters.
158

159 **Motion Executive Session RCW 42.30.110 (1)(i)**

160 Commissioner Hover moved to go into executive session at 1:45 p.m. for 20 minutes inviting Chief
161 Civil Deputy David Gecas and Jenna Mandell-Rise with VNF to discuss the building moratorium
162 legal matters. Motion was seconded, all were in favor, motion carried.

163
164 Executive session was extended at 2:05 p.m. for another 20 minutes.
165 Executive session ended at 2:30 p.m. no decisions were made.
166

167 **Motion Memo-Authorizing Signature-Forest Service Building Closing Documents**

168 Commissioner Hover moved to approve the memorandum authorizing Chairman Chris Branch to
169 sign the necessary closing documents to close the sale of the Forest Service Building. Motion was
170 seconded, all were in favor, motion carried.

171
172 **Motion Memorandum of Agreement Sheriff Employee Association Commissioned**

173 Commissioner Hover moved to approve the memorandum of agreement between Okanogan
174 County and the Okanogan County Sheriff's Association regarding the start of the probationary
175 period for new entry level employees. Commissioner Hover explained this was part of the union
176 negotiation for this group. Motion was seconded, all were in favor, motion carried.

177
178 **Motion Grant Agreement DAHP Courthouse Exterior Repairs**

179 Commissioner Hover moved to approve the grant agreement between Washington State
180 Department of Archaeology and Historic Preservation and Okanogan County in the amount of
181 \$248,925 for repair of the courthouse exterior masonry. Motion was seconded, all were in favor,
182 motion carried.

183
184 **Motion - Voucher Approval - Commissioners**

185 Vouchers certified and audited by the Auditing Officer as required by RCW 42.24.080 and those
186 expense reimbursement claims certified as required by RCW 42.24.090 have been recorded on a
187 list, and made available to the Board. As of this date, the Board did vote, by unanimous vote, to
188 approve the regular vouchers in the amount of \$487,432.91. Warrant numbers as cited on the
189 attached blanket voucher list. Motion seconded and carried.

190
191 **Motion Public Health Voucher**

192 Commissioner Hover moved to approve the Public Health Vouchers including regular vouchers in
193 the amount of \$107,729.50. Warrant numbers as cited on the attached blanket voucher list. Motion
194 was seconded, all were in favor, motion carried.

195
196 **Approve Commissioner Proceedings**

197 Commissioners needed additional time to review their meeting minutes of September 27 and 28,
198 2021.

199
200 **Approve Consent Agenda**

201 Commissioner Hover moved to approve the consent agenda items 1-5 as presented. Motion was
202 seconded, all were in favor, motion carried.

- 203 1. Bid Award-Public Works Half-Ton Pickup Truck-Jess Autor Sales
204 2. Letter-Title III Funds 2022 Proposals USFS Resource Advisory Committee (RAC)

- 205 3. MOU- Inmate Housing Rate-Douglas County
- 206 4. MOU-Inmate Housing Rate-US Border Patrol
- 207 5. Appointment Letter-Board of Equalization-At-Large Position #1-Ruth Hall

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The board adjourned at 2:45 p.m.

Dated at Okanogan, Washington this ____ day of _____ 2021.

**BOARD OF COUNTY COMMISSIONERS
OKANOGAN, WASHINGTON**

Chris Branch, Chairman

ATTEST:

Andy Hover, Member

Laleña Johns, Clerk of the Board

Jim DeTro, Member