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RECORD OF THE PROCEEDINGS

OKANOGAN COUNTY

SEPTEMBER 27, 2021

9:00 AM Review Commissioners Agenda and Consent Agenda
9:15 AM Briefing Among Commissioners-Discuss Weekly Meeting & Schedule
9:30 AM Discussion/Consideration-Purchase & Sale Agreement-Forest Service Bldg
10:00 AM Discussion-Administrative Leave-Auditor Hall
10:30 AM Update-Veterans Relief Board-Thomas Even
11:00 AM Discussion 2022 Homeless Housing RFP Process-OCCAC Lael Duncan
11:30 AM Discussion-Water Banking Follow-up Conservation District Craig Nelson
11:50 AM Review Meeting Minutes-September 20-21, 2021

The Okanogan County Board of Commissioners met in Regular session at 123 5th Avenue North, Okanogan, Washington on September 27, 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.

Motion Executive Session RCW 42.30.110 (1) (g)

Commissioner Hover moved to go into executive session at 9:07 am on the performance of a public employee inviting Tanya and Lanie for 10 minutes. Motion was seconded, all were in favor, motion carried.

Executive session ended at 9:16 a.m. no decisions were made.

Review Commissioners Agenda and Consent Agenda

Commissioner DeTro noted he spoke to lobbyist Robert Weidner who said PILT funds on a three-year basis was reauthorized at the old calculation. Some additional sharing or rearranging of Title II and Title III would also be scheduled.

Briefing Among Commissioners-Discuss Weekly Meeting & Schedule

Discussion/Consideration-Purchase & Sale Agreement-Forest Service Building

Susan Shyne joined via zoom to answer questions the Board had regarding the Purchase and Sale Agreement for the Forest Service Building that the board is considering this morning. The board discussed a budget supplemental add lines to the maintenance budget for utilities and maintenance expenses as well as revenue lines for the rent to be collected

Commissioner Branch explained he requested Superior Court summarize which American Rescue Plan Act rules the purchase would fall under for the resolution recitals. Treasurer Leah McCormack, Assessor Larry Gilman and Auditor Cari Hall were asked to discuss the logistics of paying the earnest money of \$50,000 out of Capital Improvement funds and to discuss a budget supplemental that will be needed for the \$1.6 million purchase price. Treasurer McCormack asked if a title company was being used and advised that one be used for the conveyance because an individual owns the building. She also stated the seller pays the excise tax.

52 A closing date was suggested as soon as October 20, 2020 and no later than November 12. Auditor
53 Hall said a special AP batch could be processed for this, just let her know.

54

55 \$50,000 earnest money out of Capital Improvement -PW building line
56 Supplemental for ARPA funds with four spending types consistent with the uses
57 Supplemental for maintenance to add the building utilities etc....
58 Lease revenue from 2-tenants leasing the building. Forest Friends and Forest Service

59
60 Assessor Gilman said a personal property search on Tax Sifter should be done to see what real
61 property and personal property is verified to either transfer to us or take out and pay any advance tax
62 on it for the full year. Ms. Shyne said there is minimal personal property on site and some old furniture
63 that will be removed unless we want it removed. The exhibits usually change as the closing date gets
64 closer, said Ms. Shyne.

65

66 **Motion Purchase and Sale Agreement**

67 Commissioner Hover moved to authorize and execute the purchase and sale agreement for two
68 building two parcels as described in the agreement. Motion was seconded, all were in favor, motion
69 carried.

70

71 **Discussion-Administrative Leave-Auditor Hall**

72 Cari Hall, Tanya Everett

73

74 Auditor Hall submitted her request for the commissioners to consider approving Administrative Leave
75 for 9/10/2021 and 9/13/2021 to Auditor employees exposed to COVID. (attached).

76

77 Commissioner Branch asked that Ms. Everett prepare a resolution to spell out the specific
78 arrangement.

79

80 **Update-Veterans Relief Board-Thomas Even**

81 Michael Stewart, Eric Fritts

82

83 Veterans Service Officer, Mr. Even, provided his CVS Q3 update. (attached) A new computer data
84 base is being rolled out by WDVA and will allow veterans to fill out forms, track progress, track cases,
85 and build claims. It will roll out soon.

86

87 The Veterans By laws and Policy will be updated to reflect the arrangement for the committee, said
88 Mr. Fritts.

89

90 **Discussion 2022 Homeless Housing RFP Process-OCCAC Lael Duncan**

91 Lael Duncan, Nancy Nash Mendez, Lisa Apple

92

93 Ms. Duncan described the process for the Homeless Housing funds RFP.

94

95 Differences between Homeless Housing and Affordable Housing eligibility and uses were discussed.

96

97 The Clerk of the Board will submit the RFP ad to the paper by the county to reduce the cost. Send
98 notice to the coalition members.

99

100 **Discussion-Water Banking Follow-up Conservation District Craig Nelson**

101 Mr. Nelson discussed where we are at with regards to water banking in the Methow Valley. He said
102 a senior water right holder would like to bank the water and they are entertaining negotiations. Mr.

103 Nelson explained evaluation of the water is still needed. Commissioner Hover said one big thing is
104 trying to create storage and process for conversion of ag rights, how does that work. Is Conservation
105 District able to be the water bank? We need water in every way, and the changing types are
106 something we have to work through.

107
108 Mr. Nelson said that is the situation we are facing in the Methow and the Okanogan. Try to find ways
109 to make it easier for those who need to shore up Jr. rights for ag. OCD plans to provide a fully
110 functioning water bank to help ag producers transfer water from one use to the other. He would like
111 the commission to support OCD to provide water to the community no matter what that looks like.
112 Support the entire web of uses. Commissioner Hover said 30% of the water banked would support
113 fish, instream flows.

114
115 Commissioner Branch suggested a working group who could further the efforts to define what to do
116 with the money from Ecology. Mr. Nelson said he'd like to follow up with some dates to discuss this
117 further after speaking with his board.

118
119 **Review Meeting Minutes-September 20-21, 2021**

120 Commissioners reviewed their meeting minutes.

121
122 Commissioner Hover will meet with Sheriff at 8:00 a.m. rather than attend the Superior Court Update
123 at 8:15 a.m. Tuesday.

124
125 The board adjourned at 12:00 p.m.

126
127