

Board of Okanogan County Commissioners
Monday, October 17, 2022

JD—Jim DeTro, BOCC, District 3
AH—Andy Hover, BOCC, Chair, District 1
CB—Chris Branch, BOCC, Vice Chair, District 2
LJ—Lanie Johns, Clerk of the Board
CG—Charleen Groomes, Clerk of the Courts
JP—Joe Poulin, Maintenance Supervisor
BS—Brandon Smith, Program Manager, ALPHA Facilities Solutions
RK—Ron Kramps, ALPHA Facilities Solutions
EM—Ester Milner, Chief Civil Deputy Prosecutor
TP—Theresa Petrey, Civil Deputy Prosecutor
NP—Naomie Peasley, Fairgrounds Manager
BH—Brock Hires, Chair. Fair Advisory Committee (FAC)
AC—Aaron Culp, Undersheriff
MW—Mike Worden, Dispatch Center
DR—Dennis Rabidou, Juvenile/Family Services
HR—Judge Henry Rawson, Superior Court
RG—Judge Robert Grim, Superior Court
CH—Cari Hall, Okanogan County Auditor
LM—Leah McCormick—County Treasurer

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Summary of significant discussions:

- *Commissioners hear a presentation from ALPHA Facilities Solutions about their recent study of the Court House and what work would needs to be done on it.*
- *Commissioners, along with Ester Milner and Theresa Petrey, discuss technical issues involved in rewriting the County Code.*
- *Naomie Peasley updates the Commissioners about the Fairgrounds. There's still problems with plumbing. Also, she would like to be able to participate in Fair Advisory Committee (FAC) meetings and advise the FAC. The commissioners will consider her request.*
- *Commissioners work on the budgets for the Dispatch Center, and the Juvenile and Superior Courts.*

1:40—Pledge of Allegiance

1:50—Discussion of the Clerk's Office Budget. CG explains the situation: Several months ago, due to an error in the Clerk's Office, a repayment of a Legal Financial Obligation (LFO) was recorded as \$200, and a

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receipt was issued to the payer, but the Clerk's Office is 99% sure that the person repaid only \$100 that day, and that the payment was entered incorrectly. The office tightened procedures the evening the mistake was made to make it less likely that this error could happen again. CG would like to get books cleared up before she leaves office in December. The commissioners agree that mistakes happen once in a while and they're glad the office has tightened procedures. They pass a resolution to direct the County Treasurer to pay the \$100 to the Clerk's Office to make up the underage.

20:00—CH tells commissioners about two staff members from the Prosecuting Attorney's Office who went to Las Vegas to attend a conference. Long story short, the hotel wouldn't take their credit card, so Teagan paid for it herself. Commissioners approve a voucher for \$299.32 to repay her.

26:45—AH—The state DOT isn't telling us what's going on. The first bridge on Highway 153 from Pateros now says "No overweight vehicles". Josh (Thomson, Director of Public Works) will look into it. Maybe it'll get fixed with money from the infrastructure bill.

33:30—Commissioners hear a presentation from ALPHA Facilities Solutions about the report they've submitted to the county about the Court House. BS and RK attend the meeting via Zoom. AC and JP are attending in person.

AH—We just learned we'd get a lot of money from the federal government and we thought about the aging condition of our building. But the report says the water and septic portions totally in the millions for replacement. How was that number derived?

BS explains that they assess the "hidden systems" behind walls or underground (such as plumbing and wiring). The assessments are based on life-cycles. If the item is beyond its life-cycle, that generates replacement figures that generate considerable impact in the first year of capital planning. That's where the numbers come from. Would you like an overview of our report?

AH—Yes. And now I realize that plumbing means all the plumbing, not just from the building to the main sewer line.

BS—We don't consider plumbing that's farther than 3' out from the building. What we're talking about is on the building's interior, including fixtures like toilets, faucets, etc.

AH—The Sheriff and Undersheriff are here, so could we focus on the jail?

BS—The jail portion of the report begins on page 61. I'll share my screen.

BS explains the Facility Condition Index (FCI) which is derived by the current total needs of the facility divided by the replacement cost. The FCI is a 5 year snapshot.—FCI currently and FCI in five years. If the FCI is above 50%, maybe people should consider replacing the building. Replacement cost is only the direct construction costs. Soft costs such as design fees, legal fees, planning, etc. isn't considered.

BS—We also show FCI over a 20 year span. There are lots of expenses in 2022 because the systems are beyond their lifecycles.

BS—Would you like an overview of the report?

AH—Yes. That would be useful.

BS goes over the jail report in detail.

BS—And each facility has a report like the jail does.

57:50—RK discusses replacement considerations. Can half the facility be renovated and then the other half? Is the facility in a good location with parking, etc? Those might be reason to renovate instead of replace. Does that make sense?

CB—Yes. It's one of those things that creeps up on you, especially for stuff behind the walls. Towns and cities in the county are having the same problems. Sewer systems are an example.

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CB—It's good to see the life span especially if other counties are using it, when we go to the state legislature.

RK—This report gives a strong argument is replacing the jail, but I don't know the local issues. And I think a good architect could give a good approach to renovate in segments to spread the cost.

BS—Another thing to keep in mind is nation-wide, soft costs are about 30% of the project.

BS—Also, needs like pavement in parking lots aren't included in the FCI.

BS—Questions?

CB—This is a real study. It's not a document to read and make immediate decisions, but it's an excellent reference piece. It's a beginning to understand asset management.

AH—I'd like to adopt it as part of our Capital Improvement Plan.

CB—We could do that, but it'd take some study. We need to address our priorities ourselves.

AH—You said when you're above 50% in your FCI, you should start thinking about replacement.

RK—But often times other factors come into play. If it's in the right place, there's parking, storm water treatment, etc., those things can tip the balance.

CB—Another factor right now, we've moved the court facility to another location, but not far. It takes a lot of thought.

RK—If you can identify the person who can make it a living plan, not just a 20 year plan that gets shorter every year...

CB—This week is the Infrastructure Conference in the state. You need to have a long term plan that's modified as you go on. I'm not bashful to say the money for this study was well spent.

AH—Any more questions? Thanks very much.

1:16:00—BS & RK leave the meeting.

CB—This doesn't make the rest easier. It's based on a system. We're just playing catch-up. If the cooling in the jail fails, what do we do? And if the roof is too leaky, it'll cost even more to fix it plus whatever was damaged by the leak.

AC—We've got a good place to start. Not just look at what's beyond life-cycle, but also we need to understand comparing renovation vs replacement. That's another study that needs to be done. And the community needs assessment—what jail will be needed in 20 years.

CB—Depending on our decisions, we could have less or more need for the jail in 20 years.

CB—Thanks, Joe, for doing that.

JP—What we see in maintenance—we see in the walls, and in the holes, etc. And some end of life time things really aren't because we check them out every year. But there are a lot of parts that do need replacement.

1:37:20—Discussion of Code Publishing Legal Review with Ester Milner and Theresa Petrey from the Civil Deputy Prosecutor's Office.

Chapter 1 has been reviewed by the BOCC and EM. Discussion includes issues in codifying the County Code, such as the difference between resolutions and ordinances and between commissions and boards. Also discussion about whether the County Code should reference the Revised Code of Washington (RCW). The problem is making sure that if the RCW changes, that the County Code changes accordingly. CB ends up noting that the Devil is in the details.

2:20:30—Public Hearing for Fair Fund, Budget number 112.

NP—There's a \$14,915 increase of on the revenue line, but the supplemental is for \$41,760. No comments from the public.

JD—I move to approve resolution 145-2022 to do the budget supplemental of \$41,760.

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Motion approved 3-0.

AH—I close the public hearing.

NP—Fairgrounds update. We continue to have sewer and water issues. I may have to cancel two upcoming events.

NP and AH discuss possible fixes involving using a back-flow preventer and irrigation water to flush the toilets.

NP—Next, I want to have you consider something about my role in the Fair.

NP reads the job description when she was hired in 2020 and then reads a much longer list of things she does concerning the fair. She would like to be a part of the Fair Advisory Committee (FAC) to make sure policies and procedures are being followed. Not work as the supervisor of the FAC but work with them at their level. AH says the commissioners will consider this proposal but gives no date for when they'll make the decision. The discussion is heated at times.

AH—Since Brock (Hires, Chair of the FAC) is attending the BOCC meeting today, I'll ask him to put this topic on the agenda for its November meeting—The Fairgrounds Manager and the FAC—how should the two interact?

NP points to support of her position by the public via a Facebook petition.

AH—The BOCC doesn't base changes on operational needs because of a petition. The population of the county is about 44,000 and we can't listen to 44,000 different opinions on operational needs.

JD—Also, the FAC is an *advisory* committee only, and if we don't like their advice, we can change it.

AH—If it's OK with JD and CB, I'll discuss this with the FAC at the November meeting. Any more updates?

NP—No. I look forward to your decision after the next FAC meeting.

Angie Morgan (in the audience)—Why can't NP attend the meetings?

AH—I think she can now but I better check.

CB—You can gain all kinds of support from the public, but you work for us.

NP—I work for the people of Okanogan County.

CB—No, you work for us...

AH—and we have to run every four years. The voters decide if we're doing well.

AH—You do a real good job of marketing the Fairgrounds, but that's not the only thing the BOCC has to worry about.

3:02:40—AH and Maurice Goodall make arrangements to look at the Fairgrounds water system at noon on Tuesday with Norm and NP.

BH—I'm requesting the same amount at last year to have another concert at the Fair next year. Can I get a thumbs up today?

AH—Does the Fair pay a rental fee for the Fairgrounds? The budget looks good. JD and CB agree.

BH—We'll do this right away. Last year we didn't know how to do it.

JD—I heard nothing but complements about last year.

Adjourn for lunch at 12:04.

3:12:40— Afternoon session begins. Discussion to authorize a new position in the Sheriff's Office. JD is absent to attend another meeting.

AH—Before we start, LM said we got the \$6,000,000 (PILT money discussed in last week's meeting). When can we apply for the second half?

CB—Next year. Hope it's in January.

AH—We talked about putting the money in its own fund. Do we still want to do that?

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CB—OK with me.

AH—A lot of times, I'll say we *could* do that with this money—larger projects like maintenance, capital purchases. Just remember that I'm not saying that we should.

CB—What about the Reserve Fund? We need it to be higher than the 10% we've got now.

AH—We could give some money to the Reserve Fund.

CB—We need to create a policy—“this is our intent”.

AC—I propose a resolution to fund an RN position at the jail. The Washington Health Care Authority has an opioid use disorder grant program and it requires an RN to manage the care inside the facility in support of prescribing physicians and to dispense and maintain medications. We tried to get a Family Health nurse, but their insurance wouldn't work for that. So the easiest thing now is to add a position. It's \$50.23/hour, fully funded by the grant through June, 2023, but the grantor says they want to extend it another year.

AH—Human Resources has seen this?

AC—Yes. It's a contract basis like Dr. Craig. HR says we don't need to advertise because the Family Health nurse was already working. We'll send the contract to EM.

CB—I move to approve Resolution 115-2022 to create an RN position. Passes 2-0.

3:25:50—AH—Shall we move on to budgets?

Discussion of Dispatch Center budgets.

4:02:50—MW—In addition to budgets, I'd like to discuss a staffing problem. The choke point is the number of trainees. It looks like our training premium is lower than other employers.

AH discusses issues involved with this request.

MW—Sounds like you're open to talk about it?

CB—I need to know what it entails—extra work or extra knowledge?

MW-- I can do a comprehensive comparison.

Discussion of the difficulty of getting employees who agree to work at the office every day rather than from home.

AH—We'll recess 20 minutes until 3:00.

4:22:35—Budget Work Session for Juvenile Services

5:21:40—Budget Work Session for Superior Court.

6:21:30—Discussion of a project manager for the new court facility. Later, talking about HVAC not working well, AH repeats that it's his personal opinion that the county needs a project manager to deal with these issues, so that the department heads can deal with their regular job.

Adjourn at 5:13.