

Board of Okanogan County Commissioners
Tuesday, June 6th, 2023, 1:30 p.m.

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Present:

Chris Branch (CB), BOCC District 1 (*via Zoom*)
Jon Neil (JN), BOCC District 3
Laney Johns (LJ), Clerk of the Board
Marc Neil (MN), principal architect, MJ Neil Associates
Luis Rodriguez (LR), architect, MJ Neil Associates
Korrine Mouchan, project designer, JM Neil Architects
Justin Borst (JB), architect, MJ Neil Associates

An AV Capture video archive of the meeting on this date is available [here](#).

Summary of Important Discussions:

- Architect Firm MJ Neil's rough plan for Justice Center includes more parking, secure prisoner transfer area and 2,300 square foot addition to replace steel outbuilding; next step: stakeholder feedback
- Old Courthouse still needs flooring renovation and windows for bell tower and annex; MJ Neil consulted on how to keep historical character intact, prescribes environmental study for lead and asbestos; as security measure, single point entry on west side to replace original entrance.
- Tonasket Forest head ranger reports multiple road repair projects (Crawfish Road, Salmon Creek, Bonaparte Lake); urges cooperation with County for emergencies, and serving growing communities at Pontiac Ridge, Swanson Mill, Summit Lake Road, Aeneas Valley, Tunk; Prescribed Burns totaling 1,500 acres completed; Bonaparte Fish Day for kids to take place Saturday.
- \$11,639 Tractor-style floor cleaner to be purchased for Fairgrounds
- Commissioners and Clerk ruminates about Justice Center site possibilities
- Meeting adjourned at 4:23

1:32 - Forest Service Building Remodel for Justice Center

MN- The biggest pitfall is insufficient parking, especially after the juvenile facility gets built. ...We don't have documents on the structural design of the annex, that steel outbuilding. (In view of) stricter government requirements, we've found it may be worthwhile to add onto the main building. *CB says that's possible*. An addition onto the building could meet all the needs there and keep the overall building footprint smaller (*than in the feasibility study*), which reduces parking needs.

LR- and construction costs. *JB talks about installing new AC units and adapting the addition to carry them.*

CB- That building wouldn't be a good place to do jury selection anyway, for more than one reason. You've pointed out the structural part of it.

MN- That one could be taken down to the fairgrounds.

CB- It's a possibility. *They look on the plan at adjacent property about 15 feet up the hillside. We should explore that with the city planner. He says there's been criminal activity since the place has been vacant. MN suggests talking to the Senior Center about tree removal. CB talks about a conditional use permit for the juvenile facility.*

MN- Is there any opposition?

CB- Possibly.

MN- We're looking at the back corner for activities of the juvenile facility because it's kind of confined.

CB- I have no problem thinking of having enough parking. It could be shared parking. And the opposition is relative to how the city council reacts.

JB- *Shows on the plan two entry vestibules they would remove as they are not up to standard. They would keep the idea of shared bathrooms between Juvenile and Superior Court. With a 2,300 square foot addition to the vestibule we were able to pack in all of the functions: a lobby for either court, allowing for security and circulation, providing more space, a secure hallway for judges and jury, emergency exits, secure prisoner transfer area with sally port and holding cells, a security office, meeting rooms for attorneys and their clients, the courtrooms, the Clerk's area along the front. It's a very rough idea. We do have extra room in the central area.*

JN- The sally port area is currently in the fire lanes?

JB- The ramp and loading dock by Fish and Wildlife would have to be filled in. The sally port would have doors on either end so we could pull back through without having to go back. ...

MN- We're able to decrease from 28,700 to less than 24,000 square feet which helps with parking. We'll give people in the departments something on paper they can respond to.

CB- Knowing you've included them up front will be really helpful.

Small Group Projects (Old Courthouse)

LR- We received a 3D view of the prior design for the Superior Court (*single point*) entry. *They agree to later visit the site.* What's the grant timeline?

LJ- It has been approved. The government (*inaudible*) to sign.

CB- We would assume that would be soon.

LJ- By the end of the month. *She tells LR the engineering budget is from a separate fund because they can't change the grant for that assessment.* We've renovated exterior elements but the 5% left to do is sealing the building. The windows in the annex need to be replaced. There are worn spots in the carpeted hallways, We want to restore back to the original flooring but no one can tell what that was.

MN- Has an environmental study been done on lead and asbestos?

LJ- I don't know. We've done very little renovation...No taking down walls.

CB- It has been a debate, its historical value... As time goes on there's more investment on the part of the city. ...I'll ask and if an environmental study hasn't been done we'll have to add that...

MN- Usually asbestos is old insulation on steam pipes, hot water pipes, the mastic used to glue the carpets down.

CB- We will want to know. It's still in the tiles at Community Action and forklifts are running over them. It's a conversation we've been having in regards to replacing the building.

2:15- MN- Looking at the grant, how much of this work needs to be under our guidance?

LJ- The conditions assessment needs to be done for floor rehabilitation. I need help developing the scope of work and the material specific for flooring and window replacements. It has to keep with the historical look. We don't know what window are available, the historical materials that we'd be rehabilitating or replacing. The grant requires there be some kind of (*inaudible*) assessment.

MN- The Department of the Interior is going to prefer you recondition the existing windows...

LJ- The Courthouse itself had them replaced in 2009. Wooden cased windows replaced with something that looked like wooden but are not. Double paned. ...They met historical criteria. Do you need to approve those materials before we go through with these? The clock tower casement is especially bad. Deteriorated beyond repair. Some parts are falling down.

MN- It would be helpful to think about physically what we have.

JB- Also an accessible entry.

LJ- But a single point entry. Something the courts had recommended.

CB- Everyone agrees it's necessary for security.

JB- It's not part of the grant?

CB- No but money may come through to support it. *LR is concerned people will be frustrated with a single entry. CB says they have settled on it being on the uphill side of the Courthouse. This allows access to more services, especially the courts. LJ calls for the blueprints to be brought up. They all leave to visit the Courthouse.*

3:08 Tonasket Ranger District Quarterly Update

MM: The flavor of the last three months has been roads. You've been hearing from folks around the county about washouts, poor maintenance. Crawfish Road is open. We got a couple of complaints about it. We've been dealing with it since it happened. West side folks coming to visit their cabin are concerned about a couple of different logjams and slides on the Crawfish-30 Road. It's between the County maintenance and Forest Service maintenance. We worked with county folks the day it happened. We got it open for 4WDs. I wanted to let it dry out. We'll tackle the clean-up of that site with this year's annual road maintenance for the 30 Road. It's passable but probably shocks the ones who don't live here year-round (*so*) they send emails. ...Go ahead and call if you have questions. We don't want of fill up your mailboxes every day that we have road issues.

CB- Generally, Mo (*Maurice Goodhall, Emergency Management*) knows.

MM- The 38, North fork of Salmon Creek out of Conconully, blew out after the Muckamuck fire, just north of Conconully.... It got fixed. This year that area had another "cell" that came through with fast snow melt that graveled the road and blew it out again. Fortunately the pipe held. We were able to do a quick amendment to our salvage sale, able to get a contractor back up there. That one is repaired. It's still in gravel status. One of our big projects in the next year, year and a half, is to grind the asphalt of the first boundary just north of Sitting Bull all the way to Salmon Meadows. It's in terrible condition. We thought: Let's get it shaped up to where we can actually put a blade on it and manage it. Once we have that—it's half a million dollars—after that we'll put it back to asphalt. With the same contract we're going to do heavy maintenance on the dirt section from Salmon Meadows up to the DNR land. There's been really poor maintenance. It's one of our highest use areas, especially with motorized rec.

3:15- CB- Are you able to do that because of additional funding or is it going to be part of the regular budget?

MM- Forest-wide funding. We're sitting really good with "retained receipts" from timber sales... Money may have been retained somewhere else (*in the state*) but they can push funding over our way to get us on par with the rest. The 42 Road from South Fork of Salmon Creek over to Loup Loup had some issues after snow-melt. We've closed that road to both Methow folks and Conconully folks. Buck Pass. It will be the top priority to get that done with Forest Maintenance. That's egress for some folks. The only way to get from the Loup to Conconully. We were able to get our annual BPA (*Blanket Purchase Agreement*) I have a list of local contractors and I'll send them out prospectus for bids rather than going out nation-wide. It's a better product and quicker turnaround.

CB- The Economic Alliance might have been helping with workshops and training and getting people prepared to be eligible for federal contracts. Do you know about that?

MM- I heard they did some of that with our Viper contract for fires but we are looking at that for non-fire-related stuff. This is a separate road maintenance and construction BPA. We chased and opened every door and kicked over every rock to get those local contractors.

CB- Keep in mind the Economic Alliance can be a helper in a process if there are contractors who, for some reason, don't know the system.

MM- I'll put that down, make sure they look at our list next year compared to theirs and see if we're missing anybody.

3:19- I've been in contact with landowners up at Bonaparte Lake even before the fires. I keep them updated as much as I can. Our temporary solution on that Lightning Creek Road and drainage: we're looking at re-routing that road. Our 100 Road that serviced those landowners' property and served as egress—we're going to get it off private (*land*), get it all on Forest Service, just up the creek a little more. Use a chapter ford rather than a culvert or a bridge. ...Pettyjohn Creek has a monster blowout. We have a fairly large contract ready to go. We plan to be working on that in June 2024. Didn't want to chase it too quickly because this year it had some of the same issues. Didn't want to flush out that creek and have it end up in Bonaparte Creek. We're waiting. It's not popular with landowners who hold their breath every time it rains. It warrants future discussion with some ideas to prevent that anxiety...

JN- How would you clear up the log jams in the bottom of the creek bed?

MM- I don't think we want to. There needs to be something looked at, checking from the 100 Road downstream to private folks at the very bottom. A lot of forest that comes out of these drainages. Every time it rains, there's a lot of movement—just flushes. It's County road. I'm sure Josh (*Thomsen, County Engineer*) is pulling his hair out just like we are, figuring out what to do.

CB- Does the road re-alignment pull it away from the stream?

MM- Unfortunately the 100 Road is perpendicular. Where it crosses Lightning Creek there's a monster 60-foot cavern. To span that's going to be pretty expensive. We're thinking to go upstream, relinquish that section down private road and make it all Forest Service road. Cross where we have some material to cross on rather than have a huge span.

3:23 JN- It's around half a mile upstream.

MM- We've got "bar fern" recovery funds. We were asked by the WA office if we had projects. We had these and the Muckamuck Fire area. They funded them 100%. Hope we can get the contracts set, beat inflation. On the same funding subject, we had an issue with 15 recreational residences on the west side of BonaparteLake who use a dead-end road. The Pipsisewa trail

had a little stream that blew out. I got county employees to clear that up so folks could get to their cabin. We were able to shift some of our bar funding to cover that. In the Muckamuck Fire area our plans are to put money into the campgrounds. We're going to completely decommission the Cottonwood Campground. It just got devastated. We had to salvage-log it. We're going to leave the Artesian well there. Really good drinking water. Local residents and campers use it... With Josh I talked about roads. I'll still be pushing for a county-Forest Service road agreement. Now, I can only spend \$2,500 a year on small service contracts. I use it for emergencies but I'm looking to do a forest-wide agreement with the County. It would be more on an emergency basis but also if we stay within the federal rules we might be able to do some work but I don't want to take away from private opportunities. The County is the quickest one for emergencies so that's where we'd want to put money into. So hopefully we'll have that set up by this time next year.

CB- Josh sounded like he was good with that?

MM- Yes. Now I'm having to prioritize. In areas like Pontiac Ridge, Swanson Mill, Summit Lake Road, Aeneas Valley, Tunk, there are a lot of communities that weren't there 20 or 30 years ago. Now there's a Forest Service road that services hundreds and hundreds of private homes. I'm looking for opportunities to bump that maintenance responsibility or ownership up to the "green land" so we're not servicing any of these large communities. They're paying county taxes and want roads maintained at a certain level in a certain time frame. I'm maintaining at a much lower frequency, generally around timber sales... I'm going to continue this discussion with Josh and the Road Department, see what opportunity there is for taking over some of these roads.

CB- It's one of the expenses we have to pay attention to when we see growth in these areas. I'm always concerned about fire. If we have exempt subdivisions we don't have improvements going on. ...Just did a big rezone in Tunk and raised the minus lot size substantially. Then, immediately, right next to it in Chewiliken there's a subdivision application.

MM- I didn't know about that one.

CB- We should be able to make sure you're notified. It's the subdivisions that sneak up on you.

3:35 2023 Fire Update

MM- We completed all the prescribed burning, 1,500 acres. It included DNR land. It was very successful. People came up from Oregon. We get crews together that don't usually work together. We worked with Mo every step of the way. We'll be doing more of that as the years progress. ...We moved a 20-person crew to Three Rivers in Kettle Falls but still have ten so we do have a hand crew. Also engines are fully staffed. We have ten but we'll have 12 so we can have a "bench". It's looking pretty good. I haven't seen much wildfire, just some hold-over from spring lightning.

Annual Bonaparte Lake Fish Day is Saturday at the Forest Service campground. There will be 100-200 kids. Our partners are the Tonasket American Legion, Home Depot, Veterans and the State Fish and Wildlife. Every kid leaves with \$20-\$30 of gear. *He leaves.*

3:48 JN- I don't like to rush purchases (*speaking of urgent request for the Fairgrounds floor cleaner*). Did she narrow it down to one?

CB- Yes.

JN (*does some checking online*)- It's \$100 less than the others, decent reviews. *They agree to buy the \$11,639 Weinstein Wholesale tractor-style floor cleaner.* The (*surplus*) auction has quite a few vehicles. Not many bids. Some bidding closes on the 8th, some on the 16th. *They*

approve Department of Corrections contract K9427 amendment 8 granting a salary increase. CB announces a Columbia River Caucus meeting which JN promises to tune into. CB has a Forest Health Collaborative meeting which he co-chairs. They praise the work of a certain Paul, noting that he explains well, diffuses well and has a sense of humor.

JN- Mike Eggerton and Brock stopped by the Fair office to place food vendors. Naomi said food vendor contracts needed to be reviewed by the entire Fair Advisory Committee and us. LJ wants to schedule discussions with department heads on ideas the architects from MJ Neil gave. CB re-affirms that he is in favor of not using the outbuilding for jury selection and prefers moving it, leaving room for parking.

CB- The thing with Juvenile is a bit of an unknown. Can't remember if it is an unspecified use (of the bond?). That gets dicier when it comes to the board of adjustment. The only thing that gets my attention is that juveniles are in the middle of a neighborhood. *He talks about a previous showdown between the school, which needed access to the baseball field, and the neighborhood.* At the time I thought we could do something together, extend County facilities in that direction.

LJ- Seems like there's quite a bank there.

CB- They excavated to build the houses. We could make a parking lot on the slope.

JN- You can terrace it.

4:23 Meeting adjourned.