

**Board of Okanogan County Commissioners**  
**Tuesday, August 29<sup>th</sup>, 2023, 1:30 p.m.**

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**Present:**

Andy Hover (AH), BOCC District 2  
Chris Branch (CB), BOCC District 1 (via Zoom)  
John Neil (JN), BOCC District 3  
Laney Johns (LJ), Clerk of the Board  
Jim Cortner (JC), Cortner Architectural Co.  
Steve Meek (SM), architect  
Nate O'Neel (NO), electrical engineer

*Time stamps refer to the time on the wall clock. An AV Capture archive of the meeting on this date is available at:*

[https://okanogancounty.org/departments/boards/live\\_streaming\\_of\\_meetings.php](https://okanogancounty.org/departments/boards/live_streaming_of_meetings.php)

**Summary of Discussion with Cortner Architectural Co. about utilities on Justice Center site:**

- *Bid bond recommended to insure performance and payment*
- *New water and power lines will mean temporary disconnection of services*
- *Annexation pending for juvenile facility construction*
- *Warehouse building to be removed to fairgrounds*
- *Sewer lines to be redesigned, loop eliminated*
- *Direct-buried electric cable to be replaced by conduit-covered cable*
- *New parking in front planned for better security*
- *Meeting planned September 11<sup>th</sup> to "dovetail" plans with project architect MJ Neal.*

1:30 - Review of projected utilities installation at Justice Center site with team from Cortner Architectural Co. - JC speaks about a pre-site visit for bidders, setting a date for bidding, paying the WA state prevailing wage. AH asks about a bid bond. JC recommends this performance and payment bond which, while adding to the cost, backs up the contract. AH agrees that this is standard.

JC: We want a determination of the best places for water, sewer etc. to dovetail with work your other architectural firm is doing. ...How do you keep folks working as you do this work around them? We're coming over the top of the existing water line onto a new water line, larger. At some point we'll want to disconnect services...

CB: The timing with the architect (of the Justice Center, MJ Neal) is key since there were conceptals that were from the beginning, then we got feedback from the departments that might change the internal design.

JC says he'll meet with the Okanogan City Council to discuss the annexation necessary for the future juvenile facility; the SEPA (environmental review) might reflect pushback

from local residents. JC: We might as well go after the entire project even if juvenile is for after, look at this as an aggregate.

CB: (*City planner Chris Johnson*) looked at this as office space, as a shoo-in.

JC: But adding the juvenile center...

CB: I expect comments from the neighborhood there. When they did improvements to the school ball field there were comments. They have juvenile downtown—don't know as there have been many comments.

JC: The 15-foot easement on the upper part is a buffer with residential. But 35 feet is for access around the building. ...We'd be putting power and water in that north corridor. The water line is just north of where the juvenile court will be, just on the outside of where the 50-foot easement stops. We would terminate with a fire hydrant pushed into the hillside. We can put a wall of eco-blocks, not knowing what the other engineering firm's final design is going to look like. *JN asks about the new 8" line; JC says it won't loop but will be dead-ended.*

JC: I think the entire northwest leg of property will be a public water main. We'd be tapping off that for each building. Where the line terminates on the far east side there will be a fire hydrant. My only concern is we may have to extend that line under (*juvenile facility*) and add another hydrant (*depending on how far juvenile facility goes*).

1:47 - CB: And there's a warehouse building that's going to be removed.

JC: The sewer lines don't go there; a lot of problems are solved by the removal. We see three steps:

- a water line tapped into Public Works placing that domestic line
- a vault for fire and tap for domestic water at Superior Court
- a fire line would be an extension off Superior Court into the juvenile center.

SM: There's typically one service per property, not per building, but if you want service separately, we could...

AH: Maybe we don't need to. The court is not a residence, and there's (*little*) likelihood or needing to shut off the water. Juvenile is where the use is going to be.

CB: The public line is in the existing easement?

JC: We'll keep in that 50 feet; it would become public. (*Now it loops around*) but we could save cost by coming up from the parking lot entrance, (*connecting it*) midway...

JC: ...The sewer line is coming off the forestry building north end, loops between two buildings then comes south into Gordon Street. A crazy design. We can't locate that exactly. ...We're thinking of a separate line coming off Gordon just south of where we think the existing sewer line comes in off the Public Works building, run that west below the low end of forestry, picking up any juvenile addition, basically provide a service line so when MJ Neal gives their design they can just tap into it.

SM: Any type of cuts from the east side, we're going to have to replace with asphalt...Do you just go with gravel (*since*) the asphalt is going to get ripped out? It's an opportunity for a little cost savings.

AH: If we can look at where the ditches are going to go? (NO, on Zoom, puts his plan on the screen.)

JC: We're thinking now of water on the south end, of trenching power on the north side of that; they can be 18" apart. (*AH says because of the grade behind the Forest Service building they'll have to fill in the trench with asphalt. JC questions the present condition of the asphalt. AH mentions other local road covering materials, will give JC that contact. JC shows the water line that loops around, says they can save \$1M by rerouting, eliminating a sewer line.*)

NO: There's electric power from the east side from the PUD to a sectionalized cabinet; it will feed transformers to (*the other buildings*). Note that currently there is a direct-buried voltage cable. Now they're usually installed in conduits—something we're hoping to do. ...The PUD definitely wanted to replace those (*since nowhere else in the city*) has direct-

buried cables. As for communications, one line will be for services, another for interconnecting the buildings. *AH mentions fires causing power issues and need for a generator to make sure lines can power juvenile; the other two buildings “would be nice but not critical.”*

NO: The size of the generator necessary (*for each building*) won't be known until these are built. You can have (*one*) or have one central generator... If we know where you wanted to put this generator we could put the infrastructure in this building with easy access for the fuel truck.

JC: We can make the pathways...

CB: We have a public service (*communications*) line coming directly to us.

NO: You do?

CB: Fairly recently replaced. (NO will check it out.)

JC: We have a transformer up in the northwest corner off of the Public Works building.

...We'd use the same area for the new transformer. ...Communications lines would be in a buried vault. MJ Neal is calling for it to be in-filled. ...They want a new vault (*near the water arrival*) to get it out of the 50' easement...*He says a lot of infrastructure serving this building would have to be relocated, implying “down time, a lot of coordination, associated cost.*

AH The documents we just saw have all the entrances down in the lower right corner. *MC mentions the loading dock. AH says the Sheriff is against putting a Sally port below the hillside; an access between Superior Court and Juvenile would be more secure.*

2:09 - JC: One thing we have to address with MJ Neal: storm water. Relocating the Annex solves the problem of getting water that flows downhill to flow uphill...

Secure Parking behind Public Health - *JC says they'd need to “blow through” for utilities. Should they add secure fencing, maybe add parking elsewhere with lighting? CB says Fish and Wildlife are renting that part of the building, will eventually move out, that there have been security problems... JC agrees with AH that parking should be created in front where there is better surveillance. CB says for Juvenile they'll need secure parking. AH wonders if there is just an alley between the two buildings, if the grade difference makes adding a level a possibility. JC says he will hear from city planner Chris Johnson about the annexation which their plans depend on. They can use a conditional use permit in the meantime. (The city limit goes through the north side of the juvenile facility.) CB wonders if any landowners would be interested in annexation; this would expedite the process. JC says that's all they have to present. LJ has sent them the county engineer's email and will send the IT director's. AH says to tell engineer Thomsen they'll be needing to patch asphalt after utility installations.*

AH: They used some rock from a private landowner for asphalt, and the asphalt plant is right over there... I wonder if they still have some ground up at the airport. *CB suggests Thomsen's experience as funding coordinator could provide good connections. JC says that could lower transportation costs, adds that further progress will hinge on meeting with the project's architects. AH asks about cutting power while they put new power lines in.*

NO: According to the PUD there are two places where direct-buried medium voltage lines cross over the whole site.

AH: So on the upper one, that's active? *Yes, says NO. They would shut power down while they switch to conduit-covered cables.*

JC: You have a ton of stuff in a very small space. We'll need a contractor to do “vacuum excavation” to identify where those utilities are. *SM reminds them the water line behind Superior Court and Juvenile would be public because it's serving two buildings but residents would share in the maintenance of the fire hydrant.*

JN: Do you see any issues with volume or pressure?

SM: No.

CB: The meeting (*between both architectural firms and the BOCC*) on the 11th will reveal and produce more. *AH thinks the utilities plan is logical and simple. JC wants a "clean handoff" to the other architects. They briefly discuss a traffic study that probably hasn't been done; AH says traffic is going to get better. JC thanks the commissioners.*

2:39 - *Meeting adjourned until Tuesday.*