

Board of Okanogan County Commissioners
Monday, May 15, 2023 AM

JN—Jon Neal, BOCC, District 3
AH—Andy Hover, BOCC, Vice-Chair, District 1--Absent
CB—Chris Branch, BOCC, Chair, District 2
LJ—Lanie Johns, Clerk of the Board
CHa—Crystal Hawley, Deputy Clerk of the Board
PP—Pete Palmer, Director of Planning
MG—Maurice Goodall, Emergency Management
JP—Joe Poulin, Maintenance Supervisor
NP—Naomie Peasley—Fairgrounds Manager

These notes were taken by an Okanogan County Watch volunteer. Every attempt is made to be accurate. Notes are verbatim when possible, and otherwise summarized or paraphrased. Note takers comments or clarifications are in italics. These notes are published at <https://www.countywatch.org/> and are not the official county record of the meeting. For officially approved minutes, which are normally published at a later time, see https://okanogancounty.org/offices/commissioners/commissioners_proceedings.php

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Summary of significant discussions:

- Pete Palmer, Planning Director, updates the BOCC on the updating of the Shoreline Master Plan, renewing the Methow Watershed Foundation’s service contract with the county and Peter Goldmark’s request for waiver of the \$97 address change fee.
- Maurice Goodall, Emergency Management, updates the BOCC of several instances of overflowing creeks due to snow runoff.
- Naomie Peasley, Fairgrounds Manager, and the BOCC discuss possible fixes for the 4-H Horse Barn and the renewal of the DNR contract. The DNR has used the Fairgrounds in the past to set up a fire camp and a Command Center.
- Adjourn until Tuesday at 12:03.

Sound isn’t being recorded during the first several minutes of the meeting.

02:15—Pledge of Allegiance.

05:45—Sound begins.

11:20—Commissioners discuss repairs needed for the EMS station in Tonasket. Repairs will cost an estimated \$17,000.

18:25—No public comments.

Commissioners discuss reimbursement for their travel and the advantages/disadvantages of taking mileage vs a stipend.

Discussion returns to the Tonasket EMS building. LJ explains how the Tonasket Fire Hall came to be owned by the Tonasket EMS District.

28:00—AH—Oh my goodness! (Reading from his laptop) A bear got inside of a house in Goat Creek. And a small bear killed some chickens on Rendezvous. AH and JN discuss shooting bears and shooting in general.

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33:50—CB—Does the board want to look at the Twisp agreement with the Sheriff before we have the conversation? Maybe we can squeeze it in later this morning.

35:00—PP—Good Morning. I'm Pete Palmer, Planning Director.

PP—Shoreline update. The Planning Commission approved it last Monday. Curt will prepare the SEPA (State Environmental Policy Act) checklist and it'll go out for public review. There are a few updates because of new laws. That's basically what the update is.

AH—Can you send us a track changes version?

PP—Yes. The Planning Commission will set up a public meeting and then it will come to you.

PP—I was contacted last week by Craig McDonald about the Methow Watershed Foundation service contract. He asked about renewing it. I told him I'd ask you.

AH—Is it coming due at the end of this year that's the end of the three years? And we have the option to renew the contract?

PP—Yes.

AH—I think it'd be good to do it for at least another three years.

CB—Anything at all that's come up?

AH—No. Some years they haven't spent the entire contracted amount. The verbal agreement was "spend everybody else's money before you spend ours". We could take 30 minutes to discuss it before we decide.

CB—That'll get JN up to speed, too.

PP—The last thing—Have you guys made a decision about waiving Mr. Goldmark's address fees?

AH—Peter Goldmark?

PP—Yes.

CB—Is there a provision for that waiver?

JN—He was burned out, so he built somewhere else. If he rebuilt in the same place, there's no fee.

AH—What's the fee?

PP--\$97.00

CB—The point he was making is—He was burned out. It's not the money, it's the principle of the thing.

AH—That's like saying—I got burned out and I had a well there. So I'm moving to a closed basin and I want to drill a well. It costs us time and money.

CB—I'll let you have the conversation with him.

JN—What he told to us was that they said it could never be fire proof where the old house was, so he moved to a new place on the same property.

PP—It's on the same property but he had to get a new driveway. That's why it needs a new address.

AH—Before I say no, I'll look at how the house moved.

PP—I'll send you a map.

AH—If it's not the money, how do we justify waiving the fee?

CB—How did we justify the fee at the landfill. That's what I immediately thought of.

AH—If we do waive the fee, I'd like a resolution with all the reasons spelled out.

PP—Are we going to have an executive session this morning to discuss the nuisance property on County Road 280?

AH—We've got plenty of time. We can add it the one we've got scheduled.

43:50—MG—Maurice Goodall, Emergency Management.

MG—Okanogan River is going to get a little higher, but we should be OK.

MG—Conconully—water is rising and they're going to let it flow over the dam

MG—Wolf Creek Rd. Public Works is working on it and I'll let them talk about it on Tuesday.

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MG—JN and I went up to Bonaparte. Fire and rain have caused a logjam. Don't know that it's our concern. It's Forest Service Road 100. A representative from Congressman Newhouse was there—Rachael. She'll ask the Forest Service about their plans. Last year it damaged one house and other houses, the mud came right up to them. The people there are praising the Public Works people. But now there was more damage to another house.

AH—The Forest Service can contract with our Public Works to do the work.

MG—This is a major, major hit. It happened last year, too, but bigger this year. There are a lot of trees falling into the creek. Some from the Forest Service and some from private property. Is the Forest Service going to clean that section up?

CB—Can you come tomorrow when Josh (Thomson, Public Works) is here?

MG—Yes. I talked to Gary George and Lyle Scott yesterday. Lightening Creek is repositioned. Coming down another channel. They're addressing the problem. There's not much we can do right now.

CB—Let Josh know you're going to talk about this.

MG—People say their property is now landlocked and they're paying taxes.

AH—So they're saying we shouldn't have let them build a house there? Shouldn't have let them get a permit?

MG—I don't think the topic will go away.

CB—Will Rachael get back to you?

MG—I don't think so. They want me to stay out of it and let the congressman's office handle things. They've got access now over private property.

MG—There's a fire chief's meeting tomorrow.

JN—I'm going to attend that.

MG—There's still snow up there.

CB—Can you let us know when it's going to come down?

MG—I'll let you know.

MG—We're trying to have a Fire Advisory meeting June 15.

54:30—CB—Joe, you're coming at us.

JP—Joe Poulin, Maintenance Supervisor. Divco was here last week to look at the rooftop units on the Admin Building and Juvenile Detention. They're the same vintage. It'll take a couple of weeks to hear back.

JP—Revisiting the HVAC system in the jail. NW Engineering is recommending a fix. Get the on-call engineer.

LJ—We need them to design something first.

AH—I think we put money in the budget for this. \$280,000 in Jail Improvement Projects in budget #134 for this. So we should move forward to get the engineer to start design work.

Discussion of the water quality for the HVAC—fine silts, etc.

CB—You were talking about getting an estimate.

AH—Initial conversation is—we need engineering and design. From start to where we've got the paperwork to go out for bids.

LJ—I can do that.

JP—Any questions?

CB—HVAC is the heart of everything?

AH—It's the heart of the pocketbook.

JP—And the government says we have to make it more efficient.

JN—How's the new part time guy doing?

JP—He had to leave due to health reasons.

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1:06:15—LJ distributes a document to the commissioners.

LJ—the Washington Department of Enterprise Services wants to start the process of negotiating new leases for the Justice Building for the Washington Fish and Wildlife.

AH—With our bond, we can't lease to anyone but a state agency.

LJ—The old lease isn't up until 2026. Need a walkthrough and benchmark the energy performance rating. They'll need staff direction later on.

AH—I want to make sure we'll have an alternate place for them. We don't know how the remodel will be going in 2026.

LJ—OK. This is just a heads-up that the process is starting. Lease expires April 1, 2025, not 2026. Energy requirements coming into play with this building and the jail, too. I'll research it.

LJ—I sent the board some emails from Cortner Architectural Firm. They need some direction from you about sizing water, sewer and the design of fire sprinklers. Direct your attention to those emails.

LJ—Now that we have the (*inaudible*) contract underway, we didn't receive any feedback from the BOCC or Esther (Milner, Chief Civil Deputy Prosecutor) on those, so we're still waiting to know if we can move forward with the drafts.

JN—We're waiting for Esther.

LJ—I'm advertising for a grounds maintenance part time position.

LJ—We received information about the Forest Service Open House at the Methow Valley Community Center about the Midnight Restoration Project. It's May 18.

LJ—Does the BOCC want to advertise for the open position on the Planning Commission?

AH—Yes.

LJ—The Oroville EMS State Assessment Audit—they're asking for audit data. I'm working on that.

LJ—We received a letter of interest from Mary Hughes for the Fair Advisory Committee (FAC). Do you want to interview her via zoom?

AH—Yes.

CB—During a BOCC meeting.

AH—Can you put in on our website and on NP's website, too and say we're interviewing for the FAC? If you want to be on the committee, sent us a letter.

LJ—Follow-up on the code revisions sent by EM back in February. We've got numbers for the ordinance, but we want to skip the numbering until we have the public hearings so we can make all the numbers all consecutive.

LJ—We received a bid from Pioneer Waterproofing for the stairs repair at the Juvenile Admin Building between Detention Building and the Admin Building. But it's been decided we need a different proposal. It's was a \$57,000 bid but because of the change, the new bid might be higher. We're changing the specs of the bid. The whole stairs are falling apart.

Discussion of the repairs needed.

LJ—I already discussed the Tonasket EMS plumbing and building repairs.

LJ—I talked to the Assessor's Office. The value change notices are going out in May on time. The Assessor will certify the rolls by July 15. That gives the Board of Equalization (BOE) 14 days to reconvene. That starts the 28 day process so the BOE has time to hear all the appeals. Also Resolution on the Consent Agenda about the \$160/meeting day for BOE members. We're advertising the BOE open positions in the papers. With the new pay, we're hoping to draw some interest. The opening is in District #1 (Commissioner Branch's district) in the Okanogan-Omak area.

JN—Should we run an additional ad in the Chronical.

AH—We can do a news release as well as advertise it in the classified ads.

LJ—That's all for me.

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AH—Cortner wants to know if we want sprinklers in the metal building. We're waiting for M. J. Neal to give us an analysis to see if want to keep the building or build a new one.

JN—Sprinklers depend on occupancy numbers.

AH—Also the Sheriff asked about wages for Beth and you asked about wages for the Clerk of the Board. Can you put that on the agenda for an hour next week?

AH—I'd asked LJ to figure out how much grant money she administers. If we ever get a new clerk, I don't want the new person to be paid for all the regular clerk duties as well as the extra stuff Lanie does—like administer grants.

LJ and JP leave.

1:30:00—AH—I move to go into Executive Session under RCW42.30.110(1)(i)—potential litigation, inviting Albert Lin, County Prosecuting Attorney, EM, PP and Tadas Kisielius, appointed by the Prosecutor's Office, from Van Ness Feldman Law Firm for 20 minutes. Motion passes and off they go. Executive Session is extended by 10 minutes three times.

1:36:25—CB—We have a public hearing scheduled for a budget supplemental for the Lumbering Employees Trust Fund, the Current Expenses Contingency Reserve Fund and the Current Expenses Fairgrounds Fund for race horse barns at the Fairgrounds. There are no public comments.

AH—I move to approve Resolution 58-2023. Motion passes.

NP—Naomie Peasley, Fairgrounds Manager.

NP—I was going to bring you some premium books for the Fair for you guys to hand out. They look good.

NP—There's no air-conditioning in the office, so we've got the window unit going. I received a quote for new AC--\$15,000. It was an outside unit.

NP—We talked about the 4-H horse barns and the insurance. What do we need to do to move forward?

AH—The biggest question is—fix it or demo and rebuild the same barn in the same place. If we're going to fix it, we're waiting for the insurance information.

AH—The stuff that wasn't winter damage, do we get the engineer to look at it? Or get a contractor in to make some repairs?

NP—Here's a quick rundown on what needs to be repaired. The front roofing has been repaired. There are four rotted support posts (rotted at ground level). The roofing in the back still needs repairs. Only a few stalls have doors that work.

AH—I'll see what's going on. I'll drive over there this afternoon.

NP—Also the roofing is crumbling. I'm asking because the 4-H horse barn superintendent is asking what they can do. The water system is broken. I don't know why.

NP—Next month I'll have the complete water update. I'm working with the DOE and Doug Hale to get the water system going to meet the needs of the Fair and other big events. I've asked him to be here next month to talk to you about what he's found.

NP—The Department of Natural Resources (DNR) asked me to update the rental agreement—where they can rent and costs. I'll send to EM. It was last updated in 2016.

JN—Their rentals won't conflict?

NP—In 2020, we had to cancel all our events to accommodate the DNR.

JN—I understand what they're doing, but I also have a problem.

JN—Two weekends ago when the rodeo was there, were there issues with the bathrooms? I was told about this and I'll try to get more information.

NP—The wedding party didn't say anything about it.

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AH—There's a DNR exclusion for the Fair.

CB—Didn't we find some places for them last time?

NP—Yes. When the fire camp was small. But when it became a Command Center, we had to cancel.

NP—If we can put the Command Center in some building we don't usually rent out...

AH—Yes. They'll need telephones. The Central Building got rewired.

NP—And it was only rented once this year.

AH—And maybe get better designated places for tents and sleeping.

NP—I'll draw up options and bring them to you for review. Then I'll forward to EM.

AH—If it's a stand-alone contract, we can make the rental fee what we want.

NP—A few people were looking for the surplus auction last week. When will the catalogue be on line?

CHa—The end of the month?

NP—I requested a meeting with the Sheriff to discuss security and people using the facilities improperly. Last weekend, three people were using the bathrooms at 4 AM and parked in the parking lot doing things. The staff will call 911 no matter what so there will be a record. I also updated the RV Park rules—14 day maximum stay, but if we have to call the Sheriff, you're getting evicted.

NP—The on-line RV Park reservations works well. We had ten new reservations over the weekend.

AH—Can you pay cash at the RV Park after hours?

NP—Yes. You put the money through a slot in the door.

NP—I'm super grateful for the additional office help. It's nice not to be alone in the office when someone comes in.

NP—The tribe and I are still working on a Memorandum of Agreement (MOA) to put up the racehorse stalls. They'll pay to have the stalls put up, excavate and do the water and electrical.

AH—In exchange for....?

NP—The MOA isn't complete yet.

AH—But they'd get usage?

NP—Two events per year.

CB—It just has to be manageable.

AH—The goat barn—the electrical panel is all done and OK? Can we get prices for a local electrician to put in new conduits and plugs?

NP—Do that out of the Fairgrounds budget?

AH—I propose we don't ask the FAC to do stuff for the fairgrounds. We need to make the decision, and getting more outlets.

NP—Anything else?

BOCC—Nope.

Adjourn for the day at 12:03