

Board of Okanogan County Commissioners
Monday, June 21, 2021 PM

JD—Jim DeTro, BOCC, District 3
AH—Andy Hover, BOCC, vice-chair, District 1
CB—Chris Branch, BOCC, chair, District 2
LJ—Lalena Johns-clerk to the Commissioners
PP—Pete Palmer, Director of Planning and Development
JM—John Magnus, Okanogan resident
LM—Leah McCormick, County Treasurer

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Summary of significant discussions:

4:29:40— *Planning update moved up in the schedule because Okanogan County Tourism Council has cancelled its presentation. PP discusses plans for advisory sub-area groups. Commissioners discuss boundaries for the sub-areas. PP also discusses permit tracking software, scanning and archiving documents, the inability to recruit a Senior Planner and the critical areas discussion in next Monday's Planning Commission meeting.*

5:08:05— *John Magnus is trying to buy a Tax Title parcel owned by the County, and Leah McCormick, County Treasure explains the procedure to him.*

4:24:45—AH—I go to TranGo (Okanogan County Transit Authority) meetings but we've never formally designated a person to be the representative for the county. RCW 36.57a says we should do a 4-year periodic review of the composition of the governing body. Review should be done at meeting of the designated representatives of the county and cities. We've never designated a representative. Do we need a resolution? Or just by action recorded in the minutes?

CB—Just do it by resolution. That's just formalizing an action in the minutes.

AH—Does the BOCC want me to go? Once per month on Wednesdays. I'll keep doing it.

CB—Fine with me. JD doesn't object.

4:29:40—CB—I asked PP to come now because the presentation of the Okanogan County Tourism Council to request for funds for the TreadMap application was cancelled.

PP—I've included the draft announcement and application for advisory sub-area group, to see what you thought. The Methow Valley citizens have been champing at the bit to get that going. It depends on how

AH—Are there boundaries?

PP—Once the group was formed, I thought they'd decide the boundaries. I know the BOCC wants upper, middle and lower.

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AH—We’ve already got one for Mazama with defined boundaries. I don’t care if there’s only one other sub-area. But it would be cumbersome for one group to work with the two different areas because they’re different.

CB—South end of existing group is....?

AH—South end of Gold Creek. Sub-Area A takes in Winthrop and north. Doesn’t include the Chewuch, but that’s hard to develop because so much is owned by the Forest Service.

AH and CB discuss boundaries.

AH—Originally there were three groups.

PP—So maybe at some time we could get together and draw the boundaries.

AH—Sure.

CB—So why don’t you and Pete create a map and see what people think?

AH—OK

4:37:40—PP—Follow up on permit software purchase. I submitted the Authorization to Purchase document and the sole-source justification form both to LJ. Van and I figured out how to pull money from other line-items in the budget to make the first year go even without Public Health.

AH—50% on both sides?

PP—Yes.

AH—I was thinking about 33% each, and moving 33% more into Planning, so you’d cover 66% without infringing on your budget. Plus we should try to get the Health Dept on board.

PP—Dude Solutions gave us the date of March, 2022, to have the permit tracking in place of we get this done by Thursday. Trying not to drag our feet, waiting for Public Health.

AH—We can figure out the budget stuff later.

LJ—Normally, we need a resolution for sole-source justification. I can have it done by the end of the day.

4:42:20—PP—Next issue is that I haven’t lost sight of the files in the area and archiving that stuff. I contacted three agencies. One basically is just shredding. Another one is the one LJ sent us to. They changed to access file retention. They’re in Quebec with an office in Spokane, but I couldn’t ever talk to anyone in Spokane. They retain the documents. If we needed something, they’d scan it and send it to us. Never have good access.

AH—Emergency stuff was 12 hour turn around but it normally took 2-3 days.

PP—That leaves us with Modus Technology. They came out and inventoried the boxes and gave us a bid. 300 boxes was \$41,861. It could be higher because oversized documents cost more and we don’t know how many of them we’ve got. The boxes get shredded, and we’ve got the scanned docs on a server available all the time.

AH—I don’t like shredding, but we could send the boxes to the state archive after the docs are scanned.

CB—What do they charge?

AH—Don’t know, but I don’t feel good about shredding.

PP—That’s where we’re at. With the permitting software, we aren’t going to have almost \$42,000.

AH—Usually budget \$8,000-10,000 per year for archiving, so we could do a little at a time.

LJ—What if we spent \$41,000 to hire someone to do the scanning into Laserfiche.

Discussion of this. Plus you’d need a scanner to maps, and a server.

CB—With the pandemic, it’s good to have remote access and not touch documents.

PP—We’d like this to be available by parcel number that goes into the permit tracking software.

LJ—ARPA (American Recovery Plan Act) funds could help pay for this.

PP—So it’s still on the back burner and will be until we find some money.

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4:51:50—PP—Senior Planner position. We had one person accepted an interview, but then declined because of the cost of traveling to Okanogan every day if she was hired. Advertising to tribes, Methow Valley News, etc, but if you know anyone, we'd welcome the information.

4:53:10—Critical Areas. Planning Commission will meet on that hearing on Monday, June 28. Our recommendations are based on substantial changes being requested through WDFW to the Critical Areas Ordinance. We feel we're asking them to send that back so we can make the changes and then start the process again. They're substantial changes.

4:53:40—PP—Finally, BOCC received a notice from the state about Cannabis license renewals, asking if we had issues on any of them. We came up with three that haven't gone through the county permitting yet. So I drafted a letter to send under your letterhead if you're interested in responding.

AH—Yes. Move to sign this letter.

PP—The other letter was about whether they'd got building permits. These are about that they haven't gone through the zoning or land use approval. And the building permit wouldn't come until afterwards.

CB—They're focused on what just the law they have to implement. They probably won't pay attention to us, we should return this letter just to keep it going.

PP—And it's in the regulations that they still have to go through the county or city process where they're trying to site their business.

AH—Seems like if a bar was selling liquor to minors, they'd get their license lifted.

CB—But that's their baby and the zoning is our baby. They're divorcing themselves from our end of it.

AH—I know. We need to send it for it to be on the record.

AH—I move to sign the letter to Rebecca Smith, Director of Licensing and Regulation Division, Washington State Cannabis Board regarding non-compliance of marijuana growers.

PP—That's all for today.

4:45:15—CB—Did I mention that the Alliance might be interested in the Hancock Building?
Discussion of rental issues.

AH—I won't be here on next Tuesday.

CB—I'm gone until 4PM today, but I could sign stuff later.

5:03:35—AH—I move to approve vouchers for \$783,452.17. Passes 2-0

JD—Move to approve Public Health vouchers for \$60,482.01. Passes 2-0

JD—Move to ratify vouchers that CB signed last week. Passes 2-0

5:08:05—John Magnus arrives. BOCC will begin discussion with him 15 minutes early. He's interested in purchasing a 20 acre tax title property, parcel #3024101009. He and family members own surrounding the property.

JD—Leah (McCormick, County Treasurer) wanted to be here. She knows all this information.

AH—We have to wait just a minute for her to arrive, but she'll know all the answers.

Commissioners and JM chat while they wait.

LM arrives and JM gives a brief history of the situation to her.

LM—Quickly, here's the procedure. It didn't sell at a normal tax foreclosure sale. The minimum bid is \$6,075.40. That's four years of taxes and recording costs. Since then, recording fees have gone up so the minimum bid would be around \$6,200. Since it's been longer than a year, we go to a public auction

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sale to the highest bidder for cash. You've shown interest, so we'd have a minimum bid, and it goes to the highest bidder for cash paid that day.

AH—Auction is held in this room. Next winter.

LM—No. Because he's shown interest, we can do it this year. I think I misled you a little last time we discussed this. So if BOCC does a resolution and sends it to my office, we'll be ready to proceed.

Advertise for two weeks in newspaper and then have the sale. Have to pay cash or cashier's check.

Normally, in tax title sales there aren't other bids, but it can happen. All I need from JM is your contact information. Also need a resolution from the BOCC, directing the Treasurer to sell this property. Cost of \$6,200 includes a \$215 recording fee, affidavit fee of \$10 and foreclosure costs of \$100 for advertising and paperwork. We'll advertise and send you an email. Timeline—probably end of September.

JM—That sounds good. Pretty painless. He leaves

5:25:45—JD—Move to approve Resolution 74-2021, sole-source software purchase authorization.
Passes 2-0.

LJ—Russell Holter called this morning. There's a holdup on the Washington Trust side in getting the agreements out. Wants me to email Chris (?) so he knows they're waiting for the contract. Hoping it's completed by July 1. He also wanted to know if the Commissioners had asked the architect if he'd be able to provide the architectural services. *(This concerns the discussion the Commissioners had in their afternoon meeting on June 5, 2021, concerning repair of the curvilinear parapets on the courthouse.)*

JD—Who's in charge of the jump base thing? We need to find out from Chris Furr (District Ranger, Methow Valley Ranger District) where they are in the process.

AH—No more business, so we'll adjourn until Tuesday morning at 8:30.