

Board of Okanogan County Commissioners  
Monday, June 7, 2021 PM

JD—Jim DeTro, BOCC, District 3--absent  
AH—Andy Hover, BOCC,vice-chair, District 1  
CB—Chris Branch, BOCC, chair, District 2  
LJ—Lalena Johns-clerk to the Commissioners  
RH—Russell Holter, Cultural Resource Specialist, Cultural Reconnaissance  
JP—Joe Poulin, Maintenance Supervisor  
CH—Chad Halvorsen, Operations Manager, DIVCO  
KM—Kevin McDonald, Account Manager, DIVCO  
CH—Cari Hall, Okanogan County Auditor  
AC—Aaron Culp, Undersheriff

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/Commissioners/Minutes%202014/March%204,%202014.htm>

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Summary of significant discussions:

Russell Holter discusses the contract the Commissioners will be asked to sign to have access to the grant money to repair curvilinear parapets on the Courthouse.

Discussion between Commissioners, JP and DIVCO employees about how to repair the open loop ground source geothermal system in the jail installed in 2016. They decide that the system has never worked properly and the problem is with the injector wells. CB says further discussion should be conducted in executive session with the attorney.

Commissioners meet with the Auditor and Deputy Treasurer to discuss transferring \$283,078 from non-departmental to budget 197 to pay for several vehicles recently purchased by the Sheriff's Office and the Assessor's Office.

**3:03:25**—Discussion of the curvilinear parapet repair project with Russell Holter, a cultural resource specialist who owns Cultural Reconnaissance.

LJ—RH will tell the commissioners what sort of things to expect with a grant from Washington's Department of Archaeology and Historic Preservation (DAHP) to repair the curvilinear parapets on the Courthouse roof.

RH—Discussed the contract with Chris Moore of the Washington Trust For Historic Preservation (WT) last week and he was guardedly optimistic. There would be a contract signed by the department and Washington Trust but there's still not a current agreement. So everything I say today is subject to change. But we anticipate that the Washington Trust will receive the contract to manage the grant funds on behalf of the DAHP in the upcoming biennium.

RH—The funding is in place. It's just the matter of the managerial contract. DAHP doesn't have staff to manage their grants.

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RH—Chris Moore gave me a sample of the contract that should be signed by the state. As soon as there's agreement between DAPH and WT Chris will reach out to LJ to start the process of administering the grant. No reimbursable expenses before July 1 or whenever the contract is signed, whichever is later.

RH—I'll give you a summary about what the contract will probably say. Contract will run from July 1, 2021 to June 30, 2022.

**3:09:50**—Describes the responsibilities of the grantee, including maintaining records, soliciting bids correctly, hard and soft match reimbursement rules, proving updates, dealing with inflationary costs, contractor liability issues (RH says the BOCC should want to discuss this clause with its attorney)

**3:21:35**—CB—Basically, it says we hold the liability and we can't transfer it to the state. I think that's pretty well understood.

RH—Continues with grantee responsibilities. Dispute resolution situations, industrial insurance requirements, using DAHP logo in presentations.

RH—Boilerplate. RCW 49.60 (concerning discrimination) and RCW39.19 (concerning women's and minority businesses). Grantee agrees to have both hard and soft matches. Discussion of specifics of the matching. County has to maintain the building for at least 5 years to standards of DAHP.

**3:33:00**—Describes responsibilities of DHAP, the grantor. List of conditions where expenditures have to reimburse at 100%. Grantee is allowed to apply for Energy Efficiency grants from the Department of Commerce. LED light bulbs or solar panels apply.

RH—That's about it. Any questions?

CB & AH—Nope.

RH—Chris should contact LJ in the next couple of weeks.

RH—Things you could do now, but they won't be reimbursable. Engineering services, design drawings, repair details. Or you could wait until after the contract is signed.

AH—Let's just wait. Then it'll be reimbursable or part of the hard match.

RH—Also, you should plan to put in subsequent request, especially interior spaces and fixing the upper rooms to make them useful again.

RH—Who will do the bid specs?

CB—Hire an architect to do specs. Beaman, out of Portland. We can ask if they can do it.

AH—But we'll wait until contract is in place.

**3:44:00**—CB—Asks about a building leased by the USFS, but owned by a private entity that the commissioners are considering buying.

RH—Leaves the discussion.

**3:51:35**—LJ—The Auditor & deputy treasurer won't be able to be here tomorrow, so they'd like to come this afternoon, to discuss Sheriff's request about vehicles.

AH—Treasurer's Office says there's not enough money to pay for several vehicles, but I remember you (LJ) sent an email to make the money available. LJ searches emails. (This issue will be discussed at 3:30.)

**4:07:55**—Discussion of maintenance issue concerning the open loop geothermal system, with JP and two employees from DIVCO. JP hasn't arrived when the discussion begins.

CB—Kevin—Can we start before JP arrives?

KM—Yes. I've got Chad, the Operations Manager, here, along with Installation & Improvement Project Manager, Matt, Project guy and estimator, Jeff, and I'm the Account Manager.

AH—When Ameresco installed the geothermal system, did you know that you'd be doing the maintenance of the mechanical portions of the thing.

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KM—Our understanding was when your contractor finished the installation, they were giving you a certain time to maintain and repair under the warranty. Since then, we've agreed to do things as necessary.

AH—I don't think DIVCO ever did anything wrong, but they say we need to backflush the things, but CB and JP went down there and it doesn't look like it's built to be backflushed. Are there close-out documents with maintenance schedule? JP is here now.

**4:12:20**—Much discussion by JP and DIVCO on backflushing, filters, pressure levels, flow rates, flooding in the parking lot. Finally, DIVCO and JP agree that it seems the problem is that water source heat pumps have a certain flow rate specification and it can't be achieved without flooding the parking lot. Without the volume of water flowing through, it can't be efficient. It seems that the problem is with the injection well, although DIVCO people all agree that their expertise is pumps, not wells.

**4:36:45**—DIVCO leaves the discussion.

CB—It's clear that the wells weren't adequate in the first place.

AH—I agree.

CB—They really tried to make the wells work, to the point they compromised the system.

AH—So we have to decide what to do. Have Ameresco come back and set it up just like it was set up in the beginning? And now we have pressure gages on it, so how can the system run if the pressure is less than spec.

AH—And we also have to address the wells.

CB—The rest of this conversation should be in executive session with the attorney. And, what I'd like to see is our option to get away from those wells.

JP—One option is put a cooling tower back in there. Discussion of cost of cooling tower.

CB—Are there any other injection wells around here? It'd be interesting to see their well records.

Discussion of including excess water with irrigation water. Or evaporate it, but these solutions won't work during the winter.

AH—Suggests JP not contact Ameresco. Set it back to where they set it, and if it shuts off, we'll throttle it back up and deal with the water in the parking lot.

CB—What other ways are there to cool the jail? If nothing is working, it's an emergency situation.

JP—Swamp coolers and fans?

JP—If the parking lot floods, the house next door could get flooded. Have Public Works rig something maybe with sandbags.

LJ has found a document from Ameresco, written in 2016, and reads a portion from it concerning how to tell if the injection well will be acceptable or not.

CB—Good information. A third party will want to see that. Let's move on.

AH—finds another document that says ground loop systems should be run at 40-50psi in summer and 50-70psi in the winter. And ours were running at 12psi.

CB—Somebody said it was OK to run it at 12. Probably some decision makers here.

**5:07:25**—CH and two other women arrive to discuss the vehicle expenditures.

Discussion of moving money for various vehicle purchases for Assessor's Office, Sheriff's Office, etc. The money is in the budget, but not in the right places.

**5:30:45**—AH—I make a motion to move whatever is left of the transfer amount—that is \$283,078—from non-departmental to budget 197. Passes 2-0.

AH—And we'll do a budget supplemental to cover the ~\$10,000 we're shy.

Adjourn.