

Board of Okanogan County Commissioners
Monday, October 10, 2022 AM

JD—Jim DeTro, BOCC, District 3
AH—Andy Hover, BOCC, Chair, District 1
CB—Chris Branch, BOCC, Vice Chair, District 2
LJ—Lanie Johns, Clerk of the Board
MG—Maurice Goodall, Emergency Management
PP—Pete Palmer, Director of Planning
JP—Joe Poulin, Maintenance Supervisor
NP—Naomie Peasley, Fairgrounds Manager
CH—Cari Hall, Okanogan County Auditor
Lisa—Financial Management
LM—Leah McCormick—County Treasurer
KW-Y—Kayla Wills-Yoakum, WSU Extension
AS—Angelyn Sheppard, WSU Extension, 4-H and Master Gardener Coordinator.
CG—Charleen Groomes, Clerk of the Court
SS—Susan Speiker, Clerk’s Office

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

The time stamps refer to the times on the AV Capture archive of the meeting on this date at https://www.okanogancounty.org/departments/boards/live_streaming_of_meetings.php. To locate items in real time, the clock on the wall in the AV Capture screen can be helpful.

Summary of significant discussions:

- *Maurice Goodall, Emergency Management, talks about whether or not the county will postpone lifting the burn ban. Also discusses the rules of burn bans vs burn restrictions.*
- *Pete Palmer, Director of Planning, discusses the upcoming meeting with the Barnholt Loop people. She and the commissioners also discuss what sort of group should be formed.*
- *Joe Poulin, Maintenance Supervisor, discusses the recent facilities assessment done on the Courthouse and other buildings. The Commissioners learned at last Monday’s meeting that they will have \$12,000,000 in PILT money (Payment in Lieu of Taxes) coming. Some of that will be spent replacing sewer lines. The Commissioners would very much like to have a replacement schedule so they’re not always waiting until something breaks to replace it.*
- *Naomie Peasley, Fairgrounds Manager, discusses the new starting gates at the Fairgrounds and changes she’d like to make in the rental agreements for 2023.*
- *Commissioners review proposed budgets for Extension Program and the Clerk of the Court’s Office. Commissioners ask Lanie Johns to prepare resolutions for ARPA (American Recovery Plan Act) money for the Towns of Winthrop and Twisp—\$100,000 for Winthrop for design work for a water line across the bridge. \$75,000 for Twisp to be able to annex property to build more housing on and for a new well.*

Board of Okanogan County Commissioners
Monday, October 10, 2022 AM

00:00 Pledge of Allegiance

01:00—LJ notes that AH and CB will both be absent on Monday, October 31. AH notes that there isn't much on the agenda that day—just the update from Emergency Management and Veterans.

AH—I went to the Fair Advisory Committee (FAC) meeting. Brock (Hires) is Chairman, Cutter (Reins) is Vice-Chair, Chantry (Lesley) is Secretary. Mike (Egerton) was there. Everyone was there except Wanda (McFarland) and Bonnie (Thies). Rick (Hamilton) will get me a list of Barn Superintendents so we can appoint them. Shana was talking about the concrete in the Quonset Huts—it's bad—and it needs new cages. That's where the little kids are. How do you feel about using part of the \$12,000,000 we're getting to redo concrete and buy new cages.

JD—I'm OK with that.

CB—I'd hate to be the guy that said no to that.

AH-- We've put a lot of money into the Fairgrounds, but with the number of little kids that use it, we should fix it.

AH—Did anyone read the Facilities Condition Report? There's a giant amount budgeted for water and sewer.

LJ—Joe Poulin will update you on that this morning.

AH—We're in the city, so we're hooked up to city sewer. Is this to replace city sewer?

CB asks JD for a rough estimate of paving cost/mile. JD answers \$1,000,000.

AH—PP says the Executive Session is tomorrow at 4:30, not today.

No public comments.

CB—Re: Barnholt Loop. I'm concerned about expectations. There are 3 planning groups in the county, so do they want to be a planning group or are they just concerned with zoning? PP is concerned that if planning groups are everywhere, she wouldn't be able to keep up with the work.

AH—I think of planning group as District use chart and zoning.

CB—Enforcement issues come up.

AH—They just urge us to enforce the law.

CB—And if they're planning groups, their work should be over when the zoning is done. Don't know if that's their expectations.

AH—in Methow Valley, they're going to make sure the plan is updated to follow our Comprehensive Plan.

CB—And to satisfy current needs.

23:30—Maurice Goodall updates the BOCC.

MG—Burn ban vs burn restriction. Burn ban cuts off campfires. Burn restriction is for burn piles, etc. The committee will discuss extending the burn ban past October 15. DNR said a week ago you can have a campfire and are also allowing permit burns—you need a permit. Colville National Forest never shut down campfires all year long. In the Wenatchee Forest they're still shut down. How many fires have been started by a campfire? Chris Furr (District Ranger, Methow Valley Ranger District) said the Diamond Fire was started by a campfire.

MG—I think we're in the right position. But there's confusion about ban vs restriction. I think we're OK.

MG—And when we say campfires, remember the county has no campgrounds. We're only talking about campfires in someone's backyard. They have to meet the campfire regulations.

Board of Okanogan County Commissioners
Monday, October 10, 2022 AM

MG—Haven't see any fire calls except for in Riverside this weekend. But I don't know anything about that.

AH and CB agree to extend the October 15 burn ban.

35:05—PP has a quick update.

PP—Meeting tonight with Barnholt Loop meeting. Zoom and in person. Telling about when the zone change happened, everybody decided to just follow the new code. Hope this is the way the group will go. A few disgruntled people who felt it should move forward.

PP—Fully executed contract with Oneza to consultants to do the zoning code update. I'll meet with them to come up with a game plan.

AH—Do we have time set for a meeting with the Yakama Nation?

PP—Yes, not sure of the day or time.

LJ—I got an invitation for a discussion of the Voluntary Stewardship Program (VSP).

PP—I'll check date and time when I get back to my office.

PP—Lastly, on the 18th, scheduled by Leah (McCormick, outgoing County Treasurer) to talk about two people who are delinquent with their Lake Management District Taxes. She doesn't want this to still be an issue after she leaves office.

AH—I thought that when we have a hearing for people who want to be removed from the rolls, has she met the criteria for that?

PP—Not yet. The public notice for the hearing doesn't go out until November.

AH—Please make sure that anyone delinquent gets notified additionally.

PP—I'll have to ask Leah.

AH—I want to make sure that everybody at the taxing district knows there's a process to get out of the taxing district.

PP—It's in the legal notice that people have used to process to get out. The tax ends in 2023.

CB—I imagine there are people happy with the tax.

AH—It would have to go to another vote to keep it on. Now they've had three years to see if there's a benefit.

CB—I have a question for PP re: Barnholt. If there were planning changes they want to do, that's the same position as people in the Methow. I want to treat everyone fairly, but we don't have the resources to do that. If they're concerned about level of enforcement, we don't do that especially in any planning district.

PP—We shouldn't single out any place. I'll tell them tonight about the processes are for enforcement.

CB—If they're updating the Comprehensive Planning goals and objectives, it will end eventually. If someone wants to do an unzoned use, we'd have a group to look into it, and maybe make recommendations to the Planning Committee.

PP—In the past, they get to be micro-managers. The biggest thing they discussed in Barnholt Loop was the Conditional Use Permit (CUP) for the landfill.

CB—It's a microcosm of the MVCC (Methow Valley Citizen's Council), but we can't do it everywhere. We don't staff MVCC. We can't keep up and fund it. I just want to be open about it.

PP leaves

47:00—Joe Poulson, Maintenance Supervisor gives his report.

JP—I sent you a copy of the facility assessment. Done with Alec and Branden of Alpha. Have a meeting next week about the replacement of the septic system, etc.

AH—There's \$4,000,000 in there for that. I thought we were on the city sewer system.

Board of Okanogan County Commissioners
Monday, October 10, 2022 AM

JP—We have city sewer but it's our responsibility from the building to the street.

AH—And that's \$4,000,000?

JP—Yes. Based on both its condition and its age.

CB—Is that the cost for one building?

AH—All of them.

JP—Each building has its separate cost.

AH—We're looking at the money we're getting to utilize for things--\$12,000,000. We get a report back that says high priority is this, and we don't want to rush in blindly.

JP—The jail has plumbing issues.

CB—You're talking about sewer. If you take a priority, I can equate that with work I've done in towns. You create a waste water replacement program. It never happened all at once. It's a top priority because if it fails, it causes real grief. So we can program it out—not replace it all at once. Target what's worse now.

JP—When I look at the cost, that's a main thing. If we build another jail and rejuvenate this one, that gives us a basic cost, but costs changes.

CB—And when sewers fail, it causes grief. In Omak, sewer lines are eroding—concrete lines—caving in at the top. So you have an open sewer underground. Does the assessment just go by age?

JP—Yes. Cast iron or cement pipes.

JP—HVAC unit they found in the wall in Public Works. It needs to be in next year's budget.

AH—We've spent a lot of money on HVAC units. When we start talking about the \$12,000,000, I heard people say—let's make sure we're doing stuff towards our 20 year Master Plan. My opinion is that we have a lot of deferred maintenance on our existing structures now, and we should clear that up before we start moving on the plan. If we can do them both at the same time, that's great. We need a comprehensive review of, say HVAC systems in the county. That's just my opinion. But we keep doing things on an emergency basis instead of getting them replaced when they're at end of life. And when we replace stuff, make them more efficient.

CB—I agree. That's exactly the same as the sewer program. Deferred maintenance is sometimes replacement instead.

LJ—I thought that the Dude (software to help plan and schedule maintenance for equipment) kept track of that.

JP—Now it's called Brightly. They put barcodes on all our panels, water heaters, etc. Then we could scan the barcode and learn the history of work we've done it. We don't have Brightly.

AH—Does the one we have based on life expectancy?

AH—I think it would be real good to know when we have to replace things. We have to break the cycle of replacing stuff when it breaks.

JP—The HVACs we're replacing are from the 1970s, and had life expectancy of 15 years.

AH—Furnace is only \$9,400?

CB—We talked about putting it in next year's budget.

JP—It still works.

AH—Oh. Next year is fine, then.

JP—We're good? Then I'm done.

1:06:20—Naomie Peasley, Fairgrounds Manager gives her update.

NP—I have a long wish list for next year's budget. Includes HVACs for the annex and the office.

NP—Starting gates being delivered in a couple of weeks. Going to the shop and they'll put it together. We have a space to store them for the winter time.

Board of Okanogan County Commissioners
Monday, October 10, 2022 AM

JD—Can we dedicate the new starting gate since we've used Don Frasier's starting gates for years for nothing. AH points out we'd need to verify that he did own them.

NP—The family of the people who donated the gates originally would like the dedication. Not Don Frasier. They're coming to get the gates and I told them to bring the ownership documents when they come. They asked up to put them up at the fairgrounds to show them and say who donated them years ago. They bought the gates from Don Frasier.

LJ—Maybe they're mentioned in the meeting minutes.

NP—It was before 1960.

NP—Is there a date set to blow the water pipes out?

AH—Not yet.

NP—It's scheduled for Nov. 19 & 20.

AH—I'll be gone. MG and I will maybe this coming Thursday and meet with Norm.

NP—Norm is replacing wall damage at the Annex, taking down banners & solar lights. The carpet needs to be replaced and I've got quotes for new flooring.

NP—Also, here's my proposal for changes in rental contract for next year.

AH—The food invoice? Was that for food for the headliner? If so, that's in the contract, so go ahead and pay it.

AH—What changes did you want for the fee schedule?

NP—Major change was raising the damage deposit. Ester (Milner, Chief Civil Deputy Prosecutor) has looked at it.

AH—Can you get her to email us that's it's OK?

AH—Use contract with new rates, and new rate schedule, refundable damage deposit.

NP--\$500 for the Agriplex and \$250 for all the others.

AH—In the resolution to accept the new contract, can we put that date changes can be added by the department hear? Lanie, can you get resolutions written up to adopt these three things. (Rental contract for facilities, table and chair rental contract, and updated fee schedule.)

NP—That's all for me. I'm done.

1:30:05—Budget Work Session—Extension Program. (Leah McCormick, County Treasurer and Cari Hall, County Auditor are present.)

AH—I want to ask KW-Y about 4-H. Somebody asked me if we were cutting 4-H, and I don't know why that person thought we were doing so.

KW-Y—I brought Angelyn Sheppard with me. She's the 4-H and Master Gardener coordinator.

AS—I think it was just because people saw how empty the barn was at the Fair, and they were worried that was a reflection going forward.

AH—There's only two 4-H clubs in Okanogan County?

KW-Y—Yes. Only two active clubs. One in Methow and one on the Okanogan side. The Okanogan club just does shooting and Methow does many activities. Another club just formed in Omak, but there wasn't time for them to enter exhibits in the Fair.

AH—The Methow leader said if there wasn't going to be 4-H, the kids could go to FFA or Grange.

KW-Y—I heard that. Told them I hoped it didn't happen. We don't have a 4-H Fair here but any kid at the Fair can sell at the market.

AH—The 4-H coordinator also does Master Gardeners, but I want to make sure that we're pushing 4-H as much as we can.

Board of Okanogan County Commissioners
Monday, October 10, 2022 AM

KW-Y. Yes. The vaccination mandate that trickled down to our volunteers hit both programs really hard. WSU hasn't yet lifted it by mid-October, but we haven't heard yet.

AH—So something external is what's hindering people from being in 4-H?

KW-Y—Yes. Both programs. Master Gardeners went from 14 to 8 volunteers due to the mandate. And some of those leaving were vaccinated but didn't want to be mandated to prove it. For 4-H we went from 22 volunteers to 13 this year. We don't have numbers for this year. We don't have a problem getting youth in to the program. But if they're not in the Methow, the only active club was for shooting. Angelyn's upcoming goal is to recruit new members. We need more adults to serve the kids. The kids will go to Grange (because they're not in high school yet) if we don't get the adult volunteers.

AH discusses the Extension budget. AS should get a 20% raise, per WSU, but Okanogan County has to pay for it. KW-Y discusses WSU's justification for the increase.

AH—All the employees deserve a pay raise, but I need to see how it compares to county employees. Can you ask Shelley (Keitzman, Human Resources) to see if the salary is comparable?

KW-Y—Will do.

AH—BOCC will made the decision when we get this info. If Shelley lets us know the comps, we can just update these numbers.

CH—Let us know and we'll update the budget, by mid-November, please.

1:53:50—Budget Work Session—Clerk's Office, Charleen Grooms and Susan Speiker.

CG—I'll let Susan do it.

Discussion of Clerk's Office Budget and if/when revenue will get back to pre-Covid levels.

2:14:15—CH—I'll make it green (meaning BOCC is happy with the budget).

CG—Can we talk about another issue we were planning to discuss with you next week? We've got an employee retiring in November. She'll be on the payroll in November, but using up some accumulated leave. We'd like to hire someone to start Nov. 1, so we need to pay two salaries out of the same budget line.

AH—I'm OK if you've got the money in the budget. Or we can do a supplemental.

CB—Move to approve a resolution to have two legal process assistants to fill in a position while someone is gone, so she can train. Also begin at Step 2.

AH—We're not increasing the salary, just have the person start at Step 2. There's a standard resolution to have the replacement person start early for training.

CB—Motion was to approve going forward for the preparation of the resolution.

CG—I'll get the resolution written. CG and SS leave.

2:23:40—AH to CH—I talked to towns of Winthrop and Twisp about the ARPA they've asked for. What do we need to add to the bottom of the resolutions because it's federal money and they have to follow federal rules?

CH—recites the boilerplate.

AH—Follow Davis-Bacon (federal law mandating prevailing local wages).

CH—Also they need to put the CFDA number (Catalog of Federal Domestic Assistance).

AH—And the debarment deal? (The Federal Government prohibits expending federal funds on goods and/or services from any entity Suspended or Debarred from doing business with the federal government. Procurement of goods and/or services with federal funds from a supplier or contractor should be checked for Debarment before purchasing and/or awarding a contract or sub-award.)

CH—Debarment applies to anything being purchased with federal funds. They have to show proof that they've looked at the debarment list.

Board of Okanogan County Commissioners
Monday, October 10, 2022 AM

AH asks LJ to prepare resolutions for Twisp and Winthrop. \$100,000 for Winthrop for design work for a water line across the bridge. \$75,000 for Twisp to be able to annex property to build more housing on and for a new well.

AH adds an executive session at 11:40 for 10 minutes to discuss real estate. RCW 42.30.110(1)(b).

2:49:30—CB—Maybe I mentioned this last week, but the Housing Authority is selling the mobile homes they've been using for emergency housing for the winter time. Community Action is looking for it and so is Gebbers. \$125,000.

AH—Do the mobile homes get surplus?

CB—Yes. They didn't have onsite management, and when they had no management, they caused some grief.

CB—There's another project in Riverside but there's a water supply problem. But it's a significant chunk of affordable housing. There's another property owned by (*Blunk?*). Maybe JD knows him?

JD—Yes. Describes his property.

CB—Maybe you could go talk to him.

JD—I can give you his number.

CB—Mobil home parks could maybe do well as emergency housing. Just an idea.

Adjourn for lunch at 11:56.