

Board of Okanogan County Commissioners' Mtg
4/25/2016

JD - Jim DeTro (BOCC)
RC - Ray Campbell (BOCC)
SK - Sheilah Kennedy (BOCC)
LJ - Lalena Johns (County Clerk)
PH - Perry Huston (Director of Planning and Development)
D - Debbie Hilts (Human Resources)
LT - Laurie Thomas (Auditor)
LM - Leah McCormick (Treasurer)
OS - Other staff person

Contents: Fairgrounds manager; County Finance discussions (2); Pub Wks update; VSP, Denial of WDFW request for membership); Upcoming USFS mtg, Mike Williams - Coordination (possible legal action), Upcoming fire training meeting; Upcoming Juvie mtg; Lehman Conservation Easement; More.

All writer's comments in italics. This is a paraphrasing of conversations. As this has periods of BOCC work time there are extended periods of BOCC members looking at papers, reading correspondence on computers, and texting. All BOCC members were present at the opening.

Personnel

9:15 Notetaker arrives. Discussion underway with a candidate for an opening (Fairgrounds maintenance manager?) with the County. Candidate is making a case for greater compensation that the \$12/hr.

PH expresses opposition to giving more than was advertised. Commissioners agree. Candidate expresses that he will decline position and leaves.

PH - Need to finish bathroom project *(at fairgrounds)*

RC - We have another viable candidate. Need to talk to him ASAP. ...

SK - Should defer this discussion until we are not in open session.

SK - Not worried about marketing right now because we don't have anything to market.

PH - Agreed. Need to get grounds cleaned up first.

SK - If we don't open the RV park this year, we only need one office person.

D comes back. Discusses calling back other applicants.

Misc. - Juvenile detention, Quad County meeting, Animals in County offices, Frost Rd

SK - Couple of questions before PH's budget discussion. Wed. night meeting at Coulee Dam to discuss Juvie. Commissioners invited to attend but not to speak. I can't go. Jim, can you? (Jim is busy with other meetings - Tonasket EMS, Wildland Fire(?))

RC - Wildland fire meeting more important.

JD - See if we can reschedule Exit Audit mtg.

LJ - will send email.

JD - did we get an invitation to Frank for the Quad Co. mtg?

LJ - He will be here in the afternoon.

(schedule 2nd interview with the other candidate for open position)

SK - do you want us to provide guidance for dog in office situation?

LJ - based on what I have found out from Human Rights commission, I don't think so. Probation officer training dog as a guard dog, and also there is a puppy that needs bonding. Prosecutor doesn't think it is a problem. Nothing from the district court judge.

SK - If it is not a service animal, don't we need to stick to policy?

Discussion of various species that might qualify...

RC - here to serve public, not employees.

SK - follow up letter to Prosecutor?

LJ - it also affects my employees and the public. Might have someone who is allergic.

(PH returns)

PH - beginning to get A19's in - precursor to FEMA payment. *(Frost Rd?)*

SK - isn't rock part of solution?

RC - wood won't survive current. Talking to Carmen & Lynda

10:00 Discussion of County Finances

(3 Co. staff arrive - auditor (LT), treasurer (? LM? &???) Several side conversations...

Summary of discussion: Commissioners, PH, LM & LT discussed sources of funds available to transfer to meet immediate cash flow problems. Transfers from one account to another generally require a process that includes a public hearing. LM & LT promoted going through the process to enable the funds to be transferred, if needed. PH advocated for creating an operating reserve to avoid future problems. OS described problem with department budget showing projected revenues that were then not all billed for or claimed.

(FLIP CHART BY PH SHOWN BELOW)

Projected expenditures

Projected revenues + reserves

Cash accounts

Carry-over \$1.45 million

Vehicle replacement?

Contingency reserve? 0.700 million

LM - revenue through Friday & expenditures through end of month. Does not include (*inaudible*). Negative 76,000. Confident that we will be positive by end of month. That includes 500K transfer (tomorrow). Can defer transfer but have it in place in case we need it. Based on estimates. Maybe LT can get additional info.

First column - Across the board 10% reduction

Second column current budget percent of whole, then reduced by that amount.

SK - Monthly revenues/cash on hand statements - the 76K shortfall considers all the cash?

(technical discussion of budget terms...)

SK - none of that residual money can be used to help us out?

LM - correct

LT - can't invest money we don't have. Belongs to hospitals, schools, fire districts..

PH - law requires some level of liquidity...

LM - correct. There are various types of liquidity (overnight to a year). Residual is surplus funds that everyone deposits with the treasurer.

RC - current expense is part of the pool?

LT - a small part, right now negative 76ak

PH - 2 discussions - overall budget vs. cash flow. (*goes to flip chart*). Are our expected expenditures going to exceed our projected revenues?

LT - don't believe so. Revenues will come in if everyone bills for all the items. (*Gives an example of 51k - housing rehab grant funds... Public defense services expenditures, but not billed, etc*)

LM - trying to identify revenues that didn't come in in 2015

PH - overall budget not predicted to be in the red. Problem is with cash.

LT - correct

PH - current expense reserve 780K. Cash account carryover 1.45 million + vehicle replacement \$. Cash in bank. Where are you transferring this to?

LT - in budget we had it transferred (???) It was already reflected in budget - transfer in to ..., transferred out to... 500K. If we do more, will need public hearing.

LM - in my opinion we will have money to pay bills by end of month, but there is a caution going into May.

(*Due to paying bills in May instead of April*)

SK - amount in current account investment is 279K. Can't we transfer the balance?

LM - yes, but as we discussed last week, that is just putting it in place in case we need to use it. Doesn't mean it will automatically be used. Stays in account (e.g., vehicle reserve) until needed.

LT - 500K has already gone through public hearing. This would save time for the rest of the funds (go through the rest of the process other than public hearing)

Other staff - May is still concern, won't have as much income.

PH - sounds like steps taken following tomorrow's public hearing will take care of immediate problem.

LM - correct, but still concerned.

PH - how to avoid this next year. Strongly recommend pay attention to cash account carry-over. Point is to identify ongoing liabilities as compared to occasional expenses. Still suggest creating operating reserve to get from Jan to June every year and then don't touch that.

LM - keeping in mind that the contingency reserve in budget is not cash.

PH - not going to create operating reserve in one year without major cuts. But can make yearly contributions in budget.

LM - look at mid-year budget adjustment to make sure where expenditures and revenues balance. Shocked that FEMA reimbursement was only 125K.

PH (describes what FEMA does and does not reimburse)

LM - also want to bring out that taxes are leveled, the County current expense portion, without unfunded mandates is \$1.35 million. Hard to cover everything.

PH - how do commissioners want to orchestrate budget policy discussions? (Discusses revenue options - bonds, property tax increase, recapture of expenses (e.g., Planning office fees - got to make sure you don't increase to the point of suppressing the revenue source).

LM - how many counties do a road diversion (funds)? Several do. Funds strictly for public safety. Road levee shifts/road diversions.

LT - co roads ended 2015 with 1+ million carryover. Have 6.2 million reserve. 500K road levee shift will not affect Roads' ability to do work. Perfectly legitimate. Need to do that. The work LM does benefits Public Works without reimbursement.

PH - Can't take so much that Public Works can't do work. Road levees paid by incorporated areas, not everybody.

RC - flood damage (Frost Rd) costs. Road money is to maintain roads.

LT - why is the money not being spent?

RC - we need to understand that.

LM - our responsibility is to advise on all possibilities. You have to make decisions.

PH - Title 43(?)

LT - we are going to go there. Will be billing every fund for our work. Direct costs are now totally funded by current expense fund.

PH - good business. Recommend commissioners look at that.

Other staff - projected carryover 1.6 million, but projected revenues were not all collected. Should be collecting at least 90%. We have people collecting less than 75%.

RC - is this a pattern

Staff - budget should be based on what you are actually receiving, not projected revenues.

RC - yes. Departments have been allowed to do that.

Staff - yes. Add grant \$ to budget after they are awarded and received. Initially looked at expenditures but that wasn't the problem. Revenues were not all captured.

SK - could do that at monthly finance meetings. Or finance committee could figure out who has not received projected revenues and then talk to those department heads.

PH - e.g., 10K for SFB attendance, but if meetings don't happen or Char doesn't attend, I don't cut Char's hours and it turns into a shortfall.

RC - want to make clear I don't get paid for SRFB attendance.

PH - nobody gets a bonus

Staff - I look at my revenues first. Need to set monthly targets and check to make sure revenues balance with expenditures.

SK - tomorrow we are not considering loan?

LM - don't think we need to.

LT - and not doing transfer - just setting it up if needed.

RC - memo from Josh.

End budget discussion

11:10 am Update Public Works

BR - asks to be notified about status of loan to make sure budget tracking is correct.

Solid Waste

Summary of discussion: BR proposed changing term of environmental monitoring contract from annual renewal to 5 year. BOCC preferred 3 year contract to allow every sitting BOCC to provide oversight.

Parametrix (environmental engineering firm) contracted by PW. Each year contract is renewed. This year received after deadline. Have monitoring requirements for landfill. Numbers are the same this year as last, no need for increased monitoring. Contract from Apr 1 - Mar 31. Changing to Nov-Oct schedule to help budgeting process. Bringing new spreadsheet. Also want to discuss sending contract out for bid at next renewal. Not dissatisfied, but we want to know who else is out there. Maybe move to a 5 year contract instead of annual.

Want to get together with PH to discuss RFP vs. RFQ.

SK - suggest 3 year contract to give sitting BOCC discretion.

BR - sure. One year too short

RC - like the 3 year contract

Temporary training contract

Summary of discussion: BR describes need for contracting with former employees to provide cross-training to current employees and provides options. Considers it an unfortunate but temporary situation. In future expects in-house cross-training capabilities. BOCC supports 1 month contract.

BR - (discusses 2 options for contracting with a former employee to provide training for environmental permitting and project funding)

RC - want to fill with someone qualified

BR - employee retired, commissioners agreed to hire someone and do cross-training, but then another staff member left, ending the opportunity for cross-training. Recommend 3 month contact (2.5K)

SK - cross-training was part of it, but it was approved just for the transition. Thought it would not take so many hours. Am concerned about setting a standard for people quitting or retiring and then coming back on contract. Suggest one month, then in week 3, let us know how training is going and if more time is needed. Don't want to go much more than 1 month.
BR - I can ask if that is an option. Will report back. Think there will less need for this type of activity in the future. Think it is an unfortunate situation.

Road crew vacancy

Summary of discussion: BR requests ability to fill vacancies as they occur, when employee retirement or resignation is known in advance.

BH - Request to fill vacancies on road crew. One person has resigned, creating immediate need. Asking commissioners to be able to move forward when vacancies occur. We are encountering delays. We know ahead of time when staff leave. Would like to promote from within to fill operator position and then fill the opening.

RC - would like to see who moves up.

JD - so we know when people are planning to leave?

BR - yes

RC - I would like to see those dates

BR - yes. People know they need to provide that in writing so we can plan. Will provide that information. Status of internal posting (Engineering Tech 4). No responses yet, open until Friday. No one has asked. Will let you know next week.

Finance/Admin department review status is underway. Will report on that in a couple of weeks.

11:40 Misc.: Courthouse improvements, Fire District 16 annexation request, irrigation district board appointment, Forest Service Mission Project, Homeless Coalition,

LJ - Department of Archaeology and Historical Preservation looked at Courthouse last week - status of the project. Seeking grant application - due July 11, awards in October. Don't know of qualifying project. Would like matching windows for annex but she wasn't interested.

SK - is there anything to apply for and do we have match and employees to take things on?

LJ - there will be match. Floors, carpet are bad. Has to be consistent with the original and consider aesthetics. Would like to restore courtroom to original look. All about aesthetics for them. Told her we would talk about it.

RC - is there anything we need?

LJ - the lights. Hard to access; energy.

RC - long term costs can be benefit.

LJ - received an annexation from Auditor's office for Fire District 16. Needs to be signed by at least 15% to go to voters. Signed by at least 50% comes to the commissioners for approval. That has been done in this case.

RC - where is this?

LJ - Aeneas Valley.

JD - Sunland development

RC - Insurance premium pretty high without it.

LH - received a request for appointment to an irrigation district board. Junior taxing district like this, request comes to the commissioners to make appointment for remainder of term.

Then it goes to the ballot. Also request from MVID to appoint someone to fill Steve Dixon's position (position 3). Three have expressed interest (interim director).

LJ - received info from M. Liu on proposed Mission Project. .

Info in packet.

JD - ahead of themselves. Passed and approved on May 9, 2016.

LJ - on consent agenda, probably next week.

SK - talk about the FS letter this afternoon with Perry? FS just asking if we want to respond to proposal. Again, no coordination.

RC - yes, don't want to stop project, but want coordination. (inaudible - something about last year's fires) Before they would come in and say here's the prescribed burns for the springs (inaudible)

JD - they did the same thing (inaudible). Any excuse they can use to take it out.

SK - full of blanket statements. Wait to discuss with Perry.

LJ - service miniature horse

SK - (reads from letter on Homeless coalition from Nancy Mendez)

RD - (inaudible)

SK - have a disconnect. We have a plan for reducing homelessness (required by state legislator). Goal was to take 70K professional services contract. Approved portion of that through May 1. Need to identify lead.

LJ - need to establish who does what. How to make sure that one person isn't overwhelmed.

SK - should get them all back in in the next couple of weeks. Will have a void with contract ending. Get them all back in, give clear direction.

LJ - so it is April 31st?

SK - Okay. Should we extend that (contract) for 30 days?

LJ - need to get them in before the end of the month. We should be okay.

SK - need to know estimate of cost for completing before the end of the year.

LJ - could make the agreement to start May 1 even if we don't meet with them until mid-May.

12:30 Lunch

1:35 Update - Planning

VSP update

Discussion summary: PH notifies commissioners that 'Fish and Wildlife' have requested to be included in the planning; commissioners deny request.

PH- First meeting May 11 - get them started, then let them do their work. Have had contact with Fish and Wildlife (*note: not clear whether this was state or federal agency*), asking to be included. Agencies included on Conservation Commission. Can appoint anyone. Commissioners met requirements with formulation of VSP.

SK - part of discussion. Keep it ground level because it will go up through agencies.

PH - Anyone can show up or submit info. Do the Commissioners wish to change make-up? (*no*)

PH - Will go back and capture the extension... get back with the Commissioners about how to handle reimbursement. I will get with work group as to whether they will need to bring on paid help.

Zone Code

PH- Planning Commission meets tonight. Will begin to address public comment. Will try to get them to address the less controversial subjects first (e.g., marijuana). May need weekly meetings to keep things going.

USFS relations

Discussion summary: Discussion focused on lack of coordination by the Forest Service with the County commissioners, educating the Forest Supervisor on the issue, and a potential lawsuit to force coordination.

PH - Tomorrow - FS meeting (with Forest Supervisor Mike Williams). Sent letter. Don't know if they will have had time to look at it and respond. What do you need for the meeting? We have our suggestions for the Forest Plan.

JD - travel issues.

PH - We have that, from way back

SK - Start from square one. Do they understand what the work 'coordination' means? Another example is Mission Plan. If they continue down this path, we and our attorneys will respond.

PH - so you want a conversation on the process.

RC - right. Get them back into compliance with what the law says.

PH - we generated a letter laying out the commissioner's expectations. Pre-dates current BOCC. I will bring that.

AL - the govt knows what coordination is. They have been doing that with non-governmental entities. Is it Mr. Williams tomorrow? (yes) I remember his comments at the Newhouse mtg. Hold him to his word.

RC - need to be at the table when they start down that path.

AL- opportunity to educate him on the history.

Vehicle transfer

PH - Vehicle transfer to Assessor's Office is underway.

Capital facilities

Jail

Discussion summary: Ceiling repairs at county jail are needed. How to allocate those costs among counties with inmates at the facility? Actual costs of housing inmates from other counties were discussed. Current rates appear to be too low. Subject needs more study.

PH- problem with contract figured out (wrong address). Have not moved ahead with figuring out contributions from Douglas County. Are ready to begin discussions. How do the commissioners want to proceed?

RC - based on what percentage of inmates are theirs. Looking for partial reimbursement.

PH - do commissioners want a study session with Noah?

SK - Yes, before we discuss with their commissioners. Don't know if daily rate even covers our expenses. Don't understand how \$84/day even covers our staff. Need to look at that and apply the findings to all counties.

PH - We'll start there. Come up with our own numbers. I think they are anticipating an increase.

(Discussion of scheduling a study session)

PH - Do commissioners want to move ahead with budgeting for the project *(the ceiling)*?

SK - do we have enough?

PH - Yes. It is a dedicated fund.

RC - Can it be affected by emergency needs?

LJ - Annex, HVAC... Nothing budgeted. 38.4K in reserved cash.

PH - project is 90K. *(Discussion of funds available)* Suggest waiting till meeting with Noah.

SK - or wait until 2017.

PH - Courthouse energy project. Looking at doing work on well in June. Not sure if they have a contract in place, assume so.

Fairgrounds

Discussion summary: Logistics of implementing improvement projects (bathrooms, grandstands) and maintenance needs in light of the unfilled fairgrounds maintenance manager position (first item discussed in the morning). Funding from grants must be used by June 2017. After an interruption to continue budget discussions, commissioners decide on and schedule a study session. PH indicates that he is assisting the Fair Advisory Committee organize a public hearing on the proposed beer garden.

SK - back to beginning. Second person declined. Need to figure out plan of action - close RV park? Part time staff starting? Need to readvertise. Need to get bathroom completed.

PH - let me pick up files on different projects.

LJ - Kathleen might know where they are.

PH - I will see about putting together the bid package. Back track with Dan, see who he wanted me to try. Dan started on grandstands. Do you want to move ahead right now?

SK - don't see how we can, now. June would be earliest. If it isn't done by fair time it will be a problem.

RC - don't need a manager to proceed.

LJ - Grant shelf life?

LJ - have to submit for re-imburement by June. Biennial grant. Can't claim expenses accrued after.

PH - see if grant lasts until 2018. If so, could put it off.
(continuing discussion while LJ checks terms of grant)

LJ - June 2017, end of grant contract...

PH - first step, decide what we want.

LT & LM ask whether there will be any budget discussion, indicating that if not they want to leave.

2016/2017 budget, cont'd

Discussion summary: PH suggests beginning policy work on the budget in February. Discussion by LM & LT of budgetary tracking. LM & JD discuss responses to questions they have received from the same reporter.

PH - to LM - anything new since this morning? Suggest beginning budget discussions in February.

LM - Wouldn't object, but won't be much to report on revenue side.

PH - Numbers are critical, coming in all the time. Policy is constantly evolving. February discussions - what did we get done last year, compared to what was intended? What do we want to do this year?

LT - traditionally have checked on a monthly basis. When we get late in the year, weekly.

LM - would know in January what the carryover was. Probably should have made it more of a priority.

PH - too early to talk about reducing staff in 2017, but not too soon to talk about what we want to do, what we have to do, etc. Recommend not waiting for numbers before having policy discussions.

(Discussion of reporter's questions between LM and JD; cash flow; layoffs, etc.; LM & LT leave)

Fairgrounds, cont'd

PH - how do you want to decide what to do about Fairgrounds/staffing? Study session?

RC - discuss more. See if somebody is out there. (readvertise?) This will be putting a lot of burden on office staff. Part-time/full-time? Confused right now.

PH - Next Monday? Don't need staff for bathroom; contract that out.

SK - could turn it over to Maurice.

PH - Fair advisory committee public hearing May 12 to discuss beer garden. Will help them with hearing. Do you want to contribute that to the fair? Just a few hours.

SK - it was our suggestion to them that they hold public hearing

RC - we should absorb that cost.

2:57 PH suggests 15 min. executive session to discuss employee performance; moved, seconded, approved

3:20 Oroville EMS

PH - Nothing new; follow up with Chris on his requested meeting with BOCC

Misc.: Mazama Land Exchange, Marijuana moratorium

Mazama land exchange. Public hearing on the 2nd, notices in Chronicle & Methow Valley News

SK - (*Marijuana*) moratorium.

PH - Required to adopt findings and conclusions within 60 days to support moratorium, or else repeal.

(Discussion of the procedures undertaken so far, e.g., public hearing. PH indicates that they have enough to provide for findings and conclusions)

Juvenile detention facilities meeting

Discussion summary: The meeting scheduled for 4/26 was discussed. Corey Stevens, representing Chelan

County's juvenile detention center will make a presentation. Commissioners are anticipating receiving further information from Martin Hall and from Okanogan Juvenile Detention prior to making a decision. A study session was scheduled.

SK - tomorrow night's meeting - have we received any responses to our questions? (Notetaker believes SK was referring to questions addressed to Martin Hall)

PH - some; haven't had time to go through them?

SK - any other questions received?

PH - tribe & prosecutor (?) Reiterating previous concerns.

RC - who is coming?

PH - Corey Stevens from detention center (Chelan). They have a presentation.

SK - with the information about Martin Hall, we need to have specific questions, so public can hear the questions and the answers from Martin Hall. Martin Hall needs to answer all the questions. Eventually we need all the info to support our decision.

PH - Study session?

RC - yes

PH - when?

RC - next Monday

SK - after we hear from Martin Hall & from our Juvenile detention, then we can make our decision.

RC - assessment of all the info.

Oroville EMS, cont'd

PH - looking into split of all the costs. Haven't received documentation yet. Talked about joint resolution for inter-local.

3:40 PH leaves.

4:00 Methow Conservancy

JP - Jason Paulson; MC - Methow Conservancy; CH - Charlie Lehman

Discussion summary: JP described two sources of funding for conservation easements and two proposed conservation easements that MC is seeking funding for. The first described involves approximately 1,000 acres of grazing land on Balky Hill, the second a 35 acre orchard in Black Canyon. For the first, the commissioners expressed concern about taxes, the continuation of cattle grazing, loss of economic potential associated with development, whether the property might eventually be sold to Washington Department of Fish and Wildlife, and whether at some point in the future public access might be required.

JP - (Introduces self & Methow Conservancy - working with private landowners)

RCO grant cycle just opening up in Olympia. WWRP highlights opened some grant programs to non-profits like MC. Expanded requirements for conferring with local governments. This is MC's first time. Also revamped land-use/multiple uses valuation. Two proposals through Critical Habitat program or Ag preservation. First project: Lehman Uplands conservation easement. Grazing is historic land use. Also prime mule deer habitat. 1,000+ acres. Conservation easement would not affect county revenues. WDFW crew out repairing fences right now. Weed board is helping with weed control. Rehab shrubby draws. Not sure which program will apply for. 1.3 million + cost.

SK - asks for details on tax revenue.

JP - won't be changed by easement, approximately \$1,000/yr.

SK - so this will remove development rights?

JP - yes. Will be kept in ag.

SK - doesn't identify the number of cattle that would be out there; can't know if cattle will go away - sales taxes etc. Might be no cattle.

CL - have put 5 months into rebuilding fences.

RC - it's a question of the next person. What we want to see is that it is available for the cattle industry into the future.

SK - is that written into the easement?

JP - don't know if we can include that as a requirement? It is our intention to support cattle operations (Boesel, Big Valley/Acord, Riser Lake).

RC - what about agreement with Del?

JP - don't know, would have to look. His agreements are with WDFW. We prefer to see private entities holding easements, for flexibility.

SK - any guarantee that it won't be sold to WDFW?

JP - can't guarantee or speak for Charlie, but he has his opinions about WDFW.

SK - not having that property available for future development affects budgets into the future. CE's are long term impacts. State legislatures have given back some of that authority.

JP - try to engage with long term families. Don't pursue every property.

RC - appreciates MC work.

JP - transfer of interest, if MC goes away, chose Chelan-Douglas Land Trust. Judge would decide. CDLT has been around and is a good size.

JD - do you let people on your property?

CL - on a very limited basis.

JD - my concern is the potential in the future people will demand access.

CL - easement says we control access.

SK - control or deny?

CL - if we control, we can deny

JP - as an organization we have not sought funding from certain entities because they require public access. We write it into easement that landowner controls easement. Some landown-

ers have chosen to take advantage of 'open open space' option and allow access, but that is their option.

RC - how much of MC's funding is private?

JP - 96% of MC's funding is private. Public is too inflexible?

RC - easement funding?

RC - right now it is in grazing/open space taxation. If another landowner makes some other decision, I would expect it to come out of open space designation. (talks about PILT, etc.)

JP - we are in agreement. If someone stops meeting the requirements of open space, the assessor should change the designation. We would be working hard ahead of time (7 years) to avoid that. We take a lot of pride in helping landowners.

SK - stewardship goals - weed control - wouldn't cattle grazing fall under stewardship?

JP - it could be. We would like this property and surrounding WDFW land to be managed for grazing & habitat improvement.

RC - I am a strong supporter of keeping cattle grazing in the Methow.

JP - just came to open conversation. Not asking for letter of support, but would welcome that. Would be happy to take you on a tour. 2nd project, 35 acres of orchard ground - Black Canyon. Taking out old trees, planting new varieties. Applying to the Ag program.

4:33 *Notetaker leaves.*

