

Okanogan County Board of Commissioners Meeting

9/12/16

JD - Jim DeTro (BOCC)

RC - Ray Campbell (BOCC)

SK - Sheilah Kennedy (BOCC)

LJ - Lalena Johns (Clerk of Board)

PH - Perry Huston (Director of Planning and Development/Administration)

AL - Albert Lln (Deputy Prosecuting Attorney)

Summaries of substantive subjects, or those discussed in detail

Mazama Land Exchange

Methow Valley Trails need to sign a consent form with the county prior to undertaking improvements to the parking lot. There are various conditions associated with the use of the monies from RCO (Wa State Recreation and Conservation Office.) PH needs to check on the pertinent conditions.

Critical Areas Ordinance (CAO)

On advice of counsel, changes are being contemplated.

Subdivision Code

The subdivision code is being prepared for the planning commission. Nothing has been changed yet. PH expects to get it to the planning commission in October. PH is developing an environmental review instead of a checklist.

Title 20 (Permit/Administrative Review)

Will be submitted to the commissioners in two weeks.

Shoreline Management Plan (SMP)

PH reported that the county's response to comments were submitted on time and that the ball is now in the Washington Department of Ecology's (DOE) court. Some of the comments stimulated changes that are being prepared by staff and Mr. Mackie. The commissioners will have to approve any changes. DOE will be developing suggested and required changes.

Oroville EMS

There was a lengthy discussion of the current and future interlocal agreement on the building housing the EMS. The county owns 2/3 and the city owns 1/3. The determination was that the current agreement is invalid, having been developed by an advisory group and not by the county commissioners. There was a consensus on terminating the current agreement as soon as possible. The desirability of the county insuring the building and billing the city was discussed.

Tonasket EMS

Ambulance repairs were not costly. PH is collecting quotes for work needed on roof, electrical system and fencing. He is also developing a list of work needed on plumbing and will be

collecting quotes. After all repairs and improvements are assessed, the county and Tonasket will develop an (interlocal?) agreement

Juvenile Detention

The Juvenile Detention facilities were not discussed at length. PH mentioned that changes to the resolution are needed. He will show those changes to the commissioners next week.

Fairground improvements

Restroom repairs and improvements will require additional funding. Development of a complete plan is needed prior to seeking funding. The bid package for repairing and improving the grandstands has been released.

County Fair

The fair was discussed at length and in detail. There was consensus that it was successful and an improvement over recent fairs. Further improvements were discussed. SK also expressed the need to recognize and thank a number of individuals and organizations who contributed to the success of the fair.

1:30 Planning Department Update

PH - (inaudible) exchange of easements with private landowner (description of transaction was too rapid to record. It seemed to be a straightforward exchange of benefit to both parties. No further discussion by commissioners)

Mazama land exchange. MVT to do improvements to parking lot. Had to slow them down. Need to sign a consent form with commissioners. They will come in to do that. Need to adhere to prevailing wage & other conditions on public money. Anytime you are partnering with private, certain limitations on money we can contribute without going to competitive bidding. May not apply when they are applying to RCO for funding.

Staffing change - PH's clerk.

Shoreline Management Plan (SMP) - response to comments went in on time. Ball is in DOE's court. Will have Hubbard send you responses. Different types of comments. Some lent themselves to changes... will send those to you. Prepared by staff and Mr. Mackie. You will have to approve. DOE will review responses and come back with suggested or required changes. Question of moving onto the next step.

SK - Timeline for them to get back to us?

PH - Don't expect anything for a couple of months.

SK - They don't have a deadline for response, like we had?

PH - Not sure, will check.

Critical Areas Ordinance (CAO) - on advice of counsel, (too fast to record). Not going with original plan.

Subdivision code - preparing for the Planning Commission.

SK - Same draft we have been working on?

PH - Haven't changed a word. Going through environmental review instead of checklist. October before I get it to the Planning Commission.

SK - Want to make sure that it is the same version we have been working on. There has been confusion about that.

PH - We haven't changed it yet. Other things have come up.

Title 20 (Permit/Administrative Review) comes to you in 2 weeks.

Radio Purchase. Transfer from vehicle fund to sheriff's budget for purchase of radios.

Oroville/Tonasket EMS. Oroville - sent them new Interlocal. Council tabled it. Didn't want to be on hook to insure the building. Scheduled to go back on Sep. 20th. Will check.

SK - If that is the only hold up and it is reflected in their minutes, why is it not concluded?

PH - *(discussion of timing of terminating old agreement, details of timeline)*

SK - For the benefit of the notetaker, discussion is in regard to the building only - not the EMS interlocal agreement.

RC - Don't want to keep getting charged by them.

PH - Understood.

SK - We own 2/3, they own 1/3. What happens if we stand firm on this? There is an option that we could buy them out.

PH - We could, but we can't force them. Without an agreement, they could just bill us for 2/3 or the insurance.

LJ - They could bill us for the clerical work, too.

PH - True. That is what the old interlocal says they can do. Want to take all those things off the table.

SK - Looks like we are paying two people to do the same thing. Will that be a problem with State Auditor? Lifeline is also doing the billing.

LJ - Bill twice a year, they can bill for everything.

PH - Previously they could bill for a percentage of a clerk. Now they have nothing to do. Need to terminate old agreement, encourage them to sign the new one.

SK - Easiest path to take?

PH - Rescind & replace agreement. Send a notice terminating all existing interlocal. In terms of auditor, probably won't get excited.

SK - We only recently became aware of this, but now we are. Need to show that we are drawing a line and correcting the problem.

PH - Will draw up a termination clause and check on the technicalities, whether you need to sign it. Bring it to you tomorrow. If we can't come to a meeting of the minds, will check what it costs to insure it, then we can send them a bill for 1/3.

RC - why don't we just cut to the chase and do that now? Is that part of the existing agreement.

PH - Can't tell you, off the top of my head. Will check.

RC - Don't want to keep getting bills from them.

JD - They are seeing a loophole and utilizing it. We need to stop that.

SK - It's in their minutes. They see the problem. Don't see a reason for delay.

AL - Termination clause - how much notice?

PH - Will have to check.

RC - We didn't sign the interlocal, did we?

PH - BOCC signed the resolution creating the districts. (*Discussion of history, notetaker can't keep up*). Advisory Board was created (*by BOCC*); they came up with Interlocal agreement.

(*Discussion of authority of Joint Advisory Board. PH says that BOCC cannot create a governing body/delegate role*).

LJ - (*Describes makeup of initial advisory board - no one from the BOCC*).

PH - So, the advisory board created the advisory board.

RC - Just need to do the paperwork and settle this.

PH - Right. Will get paperwork together.

RC - Just want to make sure that they don't pay more; just pay their share.

AL - So this has been operating based on an invalid interlocal agreement.

RC - Just one more little problem to clean up.

LJ (*inaudible*)

PH - Assuming that because it went to the ballot and voters approved... BOCC never acted on it. Advisory Board adopted the language, went to the Prosecutor's office for review and went on the ballot. We have been assuming it was valid.

SK - So, what if it isn't AL?

AL - Recommend terminating ASAP.

PH - Levee comes up for renewal in 2018.

SK - Whenever this comes up again... All this time we have put in... How do we provide a clear record so people will know why we did what we did?

(*Discussion of record, minutes*)

PH - What you are looking for is a historical narrative. I can work on that. I can create a resolution that brings those things together.

SK - Good idea. When the state auditor comes in, at least we will have something that shows we acknowledge the problem with the previous levee and that we fixed it going forward.

PH - Will create document for that. Also, there are some decisions coming up. Governing body will have to decide next year whether to put a levee on the ballot. If it fails, will have to terminate Lifeline agreement. I will create a decision tree for you.

SK - (*too fast to record*)

PH - Right. Don't want to miss any deadlines. Without a levee you will have no emergency services.

AL - Make sure whether or not there is a termination clause.

PH - Have the agreements. Will take a look, see exactly what we have got.

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Tonasket EMS. Got a break on the 3rd ambulance. Oil leak okay now. Have received one quote for the roof. Haven't looked at it. Have another quote I am inspecting. Haven't yet gotten a third quote. Still looking.

RC - Spray in foam? Cascade Foam.

PH - So far, everyone is talking about membrane. Don't want to look until I have them all in hand. Getting an electrical estimate for bringing building up to code. For plumbing, coming up with a list for everything we want done; get quotes. Haven't gotten to fencing yet. Last week we talked about getting the building into shape before dealing with ambulances.

RC - (mentions two outfits for fencing)

PH - yes. Haven't gotten to it yet. Need to get to a longer term meeting of the minds about current conditions, what improvements are needed. Then we come to an agreement with (*Tonasket*). Currently under an interim agreement. Need to adopt budgets for both Oroville & Tonasket EMS districts.

Juvenile Detention. Changes to resolution for Juvenile Detention. Captured changes. Will show those to commissioners for review/approval. Will put that on for next week.

SK - Still need an inspection of the building.

PH - Part of the resolution - looking for qualified people, maybe two - structural engineer.

SK - State requiring particular credentials for inspections.

PH - Have some preliminary work done. Waiting for orders to go ahead.

Fairground restroom - last week we talked about needing more money than we have (\$90,000). With 5% contingency, need \$110,000.

SK - Do we have the plans for what we want to build? Before we raise money for a project we have to finish. Before we go pursue funding (*Bird Bros. fund?*). Before we ask for money, need a package showing what we want to do.

PH - Architect has drawn up, developed specifications. Will communicate funding source to architect. Will develop nice presentation.

Grandstands - We put it out. Fair number of calls & interest. That is encouraging. Hopefully we will move ahead in relatively short order.

Fair - think we had a really good fair. Initial reports - vendor sales are up.

JD - \$444,000 compared to last year \$350K(?)

PH - Was there the whole time. Clean, not a lot of security problems.

SK - Want to thank PH & staff for getting down there and helping. Had a lot of problems previously. All the issues got taken care of. Big picture, everything went pretty well. One deputy had to be called. Some friction between Fair Advisory Committee & staff. Have recommended we pull in FAC for debriefing, start getting procedures in place for future.

PH - However, need to keep in mind that you had a pretty good fair. Always going to have tension.

RC - Remember that from last year. And the year before.

SK - Just saying we can address problems and make it better.

PH - Have a plan. Make a map - gates, locations of garbage cans, restrooms, everything. Develop cleaning schedule. Have my staff develop it so that anyone could come in cold and start making phone calls. Cleaning schedule did not necessarily reflect usage. Details like that.

SK - Plugged restrooms, security, unlocked buildings...

PH - Just a question of putting it down where it won't be lost.

SK - Need to make sure that FAC is heard. Need to figure a process for ambulance crew to have keys so they can get in in an emergency. Have asked Search & Rescue to come talk to us. Problem at north end with racers. Saturday night line was so long trying to get through one gate, some people were just leaving.

AL - Sent you a couple of emails. ATV & Yakamas/MVCC. (AL leaves).

JD - PA system really improved.

PH - Come up with protocols for how/when gates are used, who is responsible for operating them; one gate for emergency use. Enough garbage cans, clean restrooms, good vendors - good fair.

SK - Cleaning schedule for restrooms. Also need stocking schedule. Did the plumber get there.

PH - Got that taken care of. Overusing well, pulled sand in. Put PA system on map. Fair of-fice hours. Stuff. Need to come up with some cash handling protocols. Treasurer's office did gate receipts. Fair amount of cash coming over that counter. Need to make sure everyone understands how to handle that - count it & put it away.

SK - Need to address parking. Friday & Saturday nights - cars parked on Rodeo Trail Drive, tires on road, don't know how they didn't get tickets. Need direction in parking lot, spread out traffic at gates.

(Discussion of shuttles, using other parking areas)

PH - If the fair continues to improve, need to deal with parking. Need to check on - folks parking in the office parking lot. Money handlers couldn't get in. Need to do a better job with signs.

SK - (Discusses 9/11 observances)

(Lengthy further discussion of details of the fair. PH suggests that sometime in the future the BOCC consider proposing a temporary tax for fairground repairs & improvements, to take care of everything at once, instead of on an ongoing, piecemeal basis. SK says she could agree, as long as the tax would expire and a manager would be hired to make the projects happen.)

PH - State fair inspector came by, said everything was fine. Will be generating a report. Can use that to go after state money (\$2 million?).

Cattle barn, railroad ROW, agri-plex, etc.

3:17 End of Planning Update. PH leaves. Commissioners begin review of minutes. Notetaker leaves.

