# Klickitat County Board of Commissioners Minutes – Meeting of Tuesday, January 12, 2021

Topic	Agenda Item - Comment/Disposition
	Call to Order/Roll Call
Morning Workshop Session – Tuesday, January 12, 2021	Chairman David M. Sauter called the meeting to order at 9:30 AM. Commissioners present: David M. Sauter, Jacob L. Anderson and Dan Christopher.
	Workshop Session Agenda
Legislative update	Attendance: Lobbyist Zak Kennedy, Planning Director Mo-chi Lindblad in the Chambers, various county employees and residents via telephone.  Mr. Kennedy provided an update on the opening day of the legislative session and
	the changes in criminal reform bills noting they will be working to come up with a workable solution to the criminal justice reform and the officer liability, the personal reliability is of interest to watch; there would be a large increase to officer training costs and liability.
	Chairman Sauter inquired about local government boards and committees being removed and the creation of the state's regional committees. Chairman Sauter questioned if the State has legislative authority to remove the boards; Mr. Kennedy stated he will keep an eye on it.
	A discussion was held regarding the concerns with the remote legislative and testimony process this year; there is a lack of personal connection and technology errors that occurred, the Board noted keeping direct access to the legislators is important.
	Planning Director Mo-chi Lindblad requested guidance about the City of Bingen's request for her professional planning input on a housing development project; Director Lindblad stated she can be of assistance noting, they need to hire an independent professional planner. The Board agreed the City hire a planner and the County will support the project. The Board requested Planner Director Lindblad attend the Bingen City Council Meeting tonight and report back.
	Commissioner Anderson inquired about the status of the Under Canvas Project, noting that he will recuse himself because he has had personal involvement as county staff & a member of the Husum BZ community Council and inquired if Commissioner Christopher will do so as well. Commissioner Christopher stated that having a stance on an issue during a campaign is fully legal, and that he has taken no position on this issue after taking office; he does not foresee recusing himself at this time unless he feels he will be biased.
Public Works/Road Department Update	9:45 AM – Public Works Department Update  Attendance: Public Works Director Gordon Kelsey, Public Works Deputy Director
	Jeff Hunter in the Chambers, various county employees and residents via telephone.

Public Works Director Gordon Kelsey reviewed their one Consent Agenda item on this afternoon's agenda; a discussion followed about right-of-way acquisitions for the Old Mountain Road reconstruction and Courtney Road Safety Project.

An update was provided about the east and west end crew's maintenance projects; the water over the roadway in some areas around the county and some minor flooding due to the recent heavy rainfall.

A discussion was held regarding the new County Services Building; the installation of the HVAC system, the windows and the staircase. Director Kelsey stated the move-in date is still set for November 2021. The parking lot locations and construction were discussed.

Director Kelsey reported on the upcoming facilities work in the Courthouse, followed by a request and verbal approval to proceed with the internal advertisement process for a Senior Accountant I / Systems Administrator in the Public Works Department.

## Emergency Management Department Update

### 10:15 AM – Department Update/Report:

Attendance: Department of Emergency Management Director Jeff King, Human Resource Manager KC Sheridan in the Chambers, Emergency Management's Chief of Operations Julie Buck, various county employees and residents via telephone.

Emergency Management Director King provided updates on the Radio System, noting he has not received the Annual Tier 3 Radio System Report. Director King stated the Stacker site feedline bracket replacement is completed; he is reviewing the Tier 3 Radio System Support Request for Proposals and the HVAC replacement project work at the Juniper Site started last week.

Director King reported on the Klickitat Site and alternative upgrades.

E911 Chief of Operations Julie Buck reported on staffing levels and call volumes for the month as well as the year; followed by an update on the Communication Officer's continued education training; the quarterly team meeting topics, the State E 9-1-1 grants and Sales and use tax for emergency communication systems and facilities. Chief of Operations Buck provided a 2021 Washington Legislative update.

Director King provided updates on the national weather service forecast; the Hazzard Mitigation Plan Project and the current COVID-19 situation.

Commissioner Christopher inquired if the Sales and use tax could be used for long term Capital Project expenses and sustainable income for the radio system projects and requested a presentation. Chief of Operations Buck stated RCW 82.14.420 outlines the Sales and use tax for emergency communication systems and facilities and will put together a presentation.

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Board discussion regarding standards		Unfinished Business:
and procedures for		Attendance: Various county employees and residents via telephone.
Board appointments to the various Klickitat County Boards, Commissions and		Chairman Sauter stated he would like to move this afternoon's discussion to this available time this morning, followed by a historical background regarding the appointment of citizens to various Boards and Committees that advise the County Commissioners.
Committees	*	Commissioner Christopher provided a resume and recommendation for the vacant position on the Planning Commission, representing District 3.
		Commissioner Christopher requested each Commissioner have the discretion to choose the citizen to represent each of their districts.
		Chairman Sauter stated that each representative does not only serve the district in which they are appointed, they represent the entire county, noting they are generally recommended by the Commissioner overseeing the district but it is the Board decision for the appointment. Chairman Sauter stated he would support posting an open format for candidates to apply and the full Board will make the appointment.
	*	Commissioner Christopher provided a resolution from Douglas County regarding their Policy for Appointments and Functions of Boards, Commissions and Committees noting he does not want to replace currently seated appointments. Chairman Sauter stated the importance of institutional knowledge and expressed appreciation for the volunteers who serve on the current Boards and Committees. Chairman Sauter stated he will not support mandatory resignations and appointments every time the Board of County Commissioner's changes.
		A discussion was held regarding the Board and Committee application process and where the publications will appear for citizens to access and apply for openings.
		The Board agreed to commit to reviewing the Douglas County resolution and will hold a further discussion.
Lunch Recess		The Board recessed for lunch at 11:58 AM.
		Call to Order/Roll Call:
Regular Meeting for Tuesday, January 12, 2021		Chairman Sauter reconvened the meeting at 1:00 PM. Commissioners present: David M. Sauter, Jacob L. Anderson and Dan Christopher.
		Agenda:
Business Agenda		<b>Approved (M/Anderson, S/Christopher. Passed unanimously):</b> the Business Agenda as presented, noting the 11:15 AM discussion regarding the Governor's Healthy Washington Road Map to Recovery will be moved to 2:35 PM this afternoon to allow for the Health Director to be present.

Page 4		Approval of Commissioner Meeting Minutes
Approval of Meeting Minutes	*	Approved (M/Christopher, S/Anderson. Passed unanimously): the Klickitat County Board of Commissioners Meeting Minutes for January 05, 2021.
	The second	Citizen Comment:
Comments will be limited to seven (7) minutes per individual		Goldendale resident Greg Wagner, a member of the group Citizens Educated About Solar Energy (C.E.A.S.E) stated C.E.A.S.E was created to inform the public as well as the Board about the full impact of solar farms in the County. Mr. Wagner requested the County implement a six (6) month moratorium on solar farms.
		Rocile Demmick member of C.E.A.S.E inquired about previous questions posed to the Board and the Board's recommendation to reach out to the individual fire departments inquiring if they can fight fires that could be caused by solar farms. Ms. Demmick stated the local fire departments have responded stating they cannot fight the fires as well as they do not have the equipment.
		Elaine Harney member of C.E.A.S.E stated she would like to see the Energy Over Lay Zone updated, noting she does not believe solar energy is more environmentally friendly because it is so large
		Sheri Bousquet inquired how to address State Environmental Policy Act (SEPA) concerns and the comment period on a project planned in Husum area. Chairman Sauter stated if there is a SEPA Appeal it will come to the Board as they are the appeal board. Nothing can be discussed during the open public citizen comment time and recommended filing a comment through the proper department.
		Building and Code Compliance Director Lynn Ward advised the State has postponed the adoption dates for the Title 15, 16 and XX updates to July 1, 2021, the hearings have already been scheduled and advertised for next week. The Board indicated they would like to continue with the hearings and move forward, noting the full adoption will be July 1, 2021.
		Rocile Demmick inquired about the SEPA appeal permit cost of \$4,000, followed by a discussion about the appeal process fee schedule. Ms. Demmick stated the appeal fee is excessive and would like to see Planning Director Mo-chi Lindblad have help with her workload.
		Mr. Wagner requested how the Lund Hill Solar Farm got approved with all the mitigation being approved for a wind farm. Commissioner Anderson stated the SEPA and the impact studies were done and Federal Regulations are different than the County's regulation.
â		Sheri Bousquet inquired about the Mitigated Determination of Nonsignificance (MDNS) that is put on these projects and requested the county lookout for the citizens and taxpayers before they approve the projects. Chairman Sauter stated the \$4,000 appeal fee is any large scale project and any small scale projects are on a sliding fee scale. It is not saying it is non-significant but it is saying it is a mitigated significance.

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		A discussion was held regarding the MDNS and an Environmental Impact Statement was discussed.
		Miscellaneous Reports/Comments:
Big River Community Land Trust Board President Anne		Attendance: Big River Community Land Trust Board Member, Anne Medenback, Big River Community Land Trust Board Member, Chris Heald, various county employees and residents via telephone.
Medenbach: Projects update		Big River Community Land Trust Board Member, Anne Medenback stated the Big River Community Land Trust is a locally organized nonprofit that was created to acquire and hold land for the benefit of the community and provides secure and affordable access to home-ownership for community residents.
		Board Member Medenback provided an overview of their mission; the longstanding affordable housing issue; median home prices; how the Big River Community Land Trust works, homeowner benefits and the typical cost of housing construction.
		Big River Community Land Trust Board Member, Chris Heald reported on goals, stating they are seeking public and private partnerships to help achieve local affordable housing and requested to be included on affordable housing discussions and land and financial donations.
		Consent Agenda:
	*	<ul> <li>Approved (M/Christopher, S/Anderson. Passed unanimously): the Consent Agenda with nine (9) items.</li> <li>1) Interlocal Funding Assistance Agreement (C00221) between Klickitat County and Washington Gorge Action Programs granting operating funds for \$20,000.00 to the Bingen/White Salmon Community Youth Center for the 2021 budget year. This agreement is effective January 1, 2021, through December 31, 2021.</li> <li>2) Appointment of Commissioners to various Boards and Committees representing Klickitat County as follows: <ul> <li>a) Resolution No. 00421 appointing Jacob L. Anderson to the Columbia Gorge Regional Airport Board to an unexpired three (3) term.</li> <li>b) Letter designating Commissioner Jacob L. Anderson to serve as the county's representative to the Bridge Replacement Advisory Group. The appointment is for the term of office, expiring December 31, 2024.</li> <li>c) Resolution No. 00521 appointing Commissioner David M. Sauter to the Mid-Columbia Economic Development Council Board for the 2021, calendar year.</li> <li>d) Resolution No. 00621 appointing Commissioner Dan Christopher to serve as the county's representative on the Emergency Food and Shelter National Board Program for two-years, expiring December 31, 2022.</li> <li>e) Designation of Commissioner David M. Sauter to serve as Klickitat County's member representative and Sharon Carter, Senior Services Director, an alternate member to the Southwest Washington Agency on Aging and Disabilities Council of Government Board for the 2021 calendar year.</li> </ul> </li> </ul>

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- f) Appointing Commissioner Dan Christopher to the Washington Rural Counties Insurance Pool Board of Directors representing Klickitat County and appointing Robb Van Cleave, Human Resource & Administrative Services Director, to serve as an alternate member for the 2021, calendar year.
- g) Resolution No. 00721 in the matter of appointing Commissioner Jacob L. Anderson to serve on the Southwest Washington Regional Health Care Advisory Committee on behalf of and representing the interests of Klickitat County, effective January 1, 2021, expiring December 31, 2024.
- h) Letter designating Commissioner Dan Christopher to serve as the county's representative to the South Central WorkForce Development Council Board for the 2021 calendar year.
- i) Letter designating Commissioner David M. Sauter to serve as the county's representative to the Klickitat County Regional Transportation Policy Committee.
- j) Resolution No. 00821 appointing Commissioner Dan Christopher to serve on the Klickitat County LEOFF I Disability Board in his capacity as County Commissioner representing Klickitat County. The appointment shall be for a two (2) year term expiring December 31, 2022.
- k) Resolution No. 00921 in the matter of appointing Commissioner Dan Christopher and Commissioner Jacob L. Anderson to serve on the Klickitat County Reserve Officers' Board of Trustees. The appointment shall be the length of the term of office, effective January 1, 2021, through December 31, 2024; and reappointing Officer Tim Hardin, having been duty elected by reserve officers of the county to the Klickitat County Reserve Officers' Local Board of Trustee for a one (1) year term, effective December 17, 2020, and ending December 16, 2021.
- 3) Request from Klickitat County Fire Protection District #3 (Husum) to consider granting a waiver of the building permit fees in the amount of \$13,870.90 which does not include a waiver of the State Code Fee IBC of \$50.00 for upgrades to their aging facilities located at 431 Snowden Road, and 200 Husum Street, White Salmon.
- 4) Request from the Sheriff's Offices to allow Karen Elings to carry over vacation hours over the cap of 160 hours into 2021, to be used by June 30, 2021.
  - 5) Request for Proposals from the Information and Technology Department to solicit proposals for a Wide Area Network for Klickitat County's Goldendale and White Salmon Offices. The final proposal and contract that will be presented to the Board for final review and approval.
  - 6) **Resolution No. 01021** in the matter of revising the Department of Emergency Management's Organizational Chart to include adding the casual, non-exempt, Emergency Management Program Coordinator Position, grade 38.
  - 7) Personnel Authorization to begin the advertising process to hire a Casual Cook at Grade 35, Step 1, within the Senior Services Department.
  - 8) Personnel Authorization to begin the advertising process to hire a Foreman at Union Grade, Step 1, within the Public Works Department.
  - 9) Settlement Agreement (C00321) between Klickitat County (Public Works Department) and Michael Schneider for right-of-way for the reconstruction of Old Mountain Road for 0.27 acres.

	New Business:
Assessor's Review and discussion regarding yearly	Attendance: Assessor Crista Schroder, various county employees and residents via telephone.
contracts for professional services that improve the	Assessor Crista Schroder reported on her contacted appraisers, noting they aid with the day to day functionality of State reports and commercial appraisals, followed by a brief budget allocation review for professional services.
quality of annual assessments	Assessor Schroder stated the difficulties of the Courthouse being closed to the public; Commissioner Christopher advised he is having a meeting tomorrow with the County's insurance company and Prosecutor David Quesnel regarding the construction of a tent on the Courthouse lawn to facilitate in-person interactions with the public. Commissioner Anderson stated he is in favor of having a tent out front and making a working space for the offices to interact with the public.
	Assessor Schroder requested the Elected Officials and Department Heads be involved in the appointment process for Boards and Committees that support the Board of County Commissioners.
	Chairman Sauter requested Assessor Schroder's presence at Thursday's Workshop regarding solar energy projects.
	A brief discussion followed regarding the availability of a tent and the furniture for staff to use.
Discussion regarding the Governor's Healthy Washington Road	Attendance: Health Department Director Erinn Quinn in the Chambers, Department of Emergency Management Director Jeff King, in the Chambers, various county employees and residents via telephone.
Map to Recovery	Public Health Director Erinn Quinn reported the State asked for input on the Governor's Healthy Washington Road Map to Recovery and Public Health Departments were not unanimously in support of the regulations that are currently being imposed.
	Director Quinn stated the State is rolling out guidelines that are not applicable to Klickitat County. 1 A COVID-19 Vaccinations are being delivered to all citizens who want the vaccine.
	A discussion was held regarding the Health District's versus the County's Health Department's staying in control of the COVID-19 vaccine administration. Director Quinn stated being tied to four (4) other counties is not beneficial to residents. The Board held a discussion regarding the oversite for the decision to move forward with the vaccination process when all 1 A clients have been served. The Board indicated they would like to refer to the Board of Health to make the decision regarding the guidelines for the vaccines.

and will rely on the Board of Health for further advisement.  A discussion was held about the Isolation Trailers at the Fairgrounds, the Boar noted the funds are not coming out of the County's budget, they are currently bein paid for from a Department of Commerce Grant, followed by a brief discussion from Director Jeff King regarding ways to serve the citizens of Klickitat County.  Elected Official Report/Update:  Treasurer Financial and revenue update  Attendance: Treasurer Greg Gallagher in the Chambers, various county employee and residents via telephone.  Treasurer Greg Gallagher reported on the Finance Committee Meetings; advising of the different districts and public entities' budget that the Treasurer's Office oversees  Treasurer Gallagher stated 98.1 % of 2020, taxes have been collected. Commissione Anderson reviewed the payment plan option that was created for hardship cases and extended his appreciation to Treasurer Gallagher for moving fast on that.  The cash flow report, followed by a discussion about the landfill payments.  Treasurer Gallagher reported on the County-owned tax title properties and stated he would like to move forward with an online auction. Treasurer Gallagher reported where the funds received from the tax title sales are allocated.  Treasurer Gallagher requested and received direction on whether to set a price of the county-owned direction on whether to set a price of the county-owned direction on whether to set a price of the county-owned direction on whether to set a price of the county-owned direction on whether to set a price of the county-owned direction on whether to set a price of the county-owned direction on whether to set a price of the county-owned direction on whether to set a price of the county-owned direction on whether to set a price of the county-owned direction on whether to set a price of the county-owned direction on whether to set a price of the county-owned direction on whether to set a price of the county-owned direction on whether to set a price of the count			Emergency Management Department Director Jeff King stated he is in favor of moving forward with the vaccination administration and thinks the decision should be at the County level.
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Certification and			Payment Approvals:
Approval Accounts Payable: (#303149 – 303277) \$463,750.53.		*	Approved Warrants (M/Anderson, S/Christopher. Passed unanimously):
	Approval		Accounts Payable: (#303149 – 303277) \$463,750.53.
Combined Payroll: (#215606 – 215876, County Benefit Warrants #303140 - 303148 and Electronic Transfer #914) \$831,055.36.			Combined Payroll: (#215606 – 215876, County Benefit Warrants #303140 - 303148, and Electronic Transfer #914) \$831,055.36.
For a combined total of \$1,294,805.89 for the date ending January 11, 2021.			For a combined total of \$1,294,805.89 for the date ending January 11, 2021.
Recessed The Board recessed at 4:13 for five (5) minutes	Recessed		The Board recessed at 4:13 for five (5) minutes

		Board Pending:
Issues as determined by the Board of Commissioners		Chairman Sauter reported on discussions with the Klickitat County Public Utility District regarding the PUD's request for Federal CARES Act Funds to assist small business, Commissioner Anderson provided a background on the initial setup of the PUD relief fund for small business and the process used to determine the qualification of the business.
		Natural Resource/Economic Development Director Dave McClure advised he is in favor of the project. The Board would like to hold a further discussion about funding allocation matches.
		Commissioner Anderson reported on his attendance at the Airport Board Meeting and expressed the Air Board's appreciation for Chairman Sauter's service on the Board.
	*	The Board held a discussion about the Washington State Parks and Recreation Commission's letter notifying the local legislative body of their intent to acquire property using a state grant from the Washington Wildlife and Recreation Program, administered by the Recreation and Conservation Office. The Board will have a further discussion after talking to Planning Director Mo-chi Lindblad.
Adjournment (4:49 PM)	, h	Approved (M/Anderson, S/Christopher. Passed unanimously): There being no further business before the Board, the meeting was adjourned until 10:30 PM on Thursday, January 14, 2021.
		Call to Order/Roll Call
Regular Meeting Extension: Workshop Session for Thursday, January 14, 2021		Chairman David M. Sauter convened the workshop at 10:30 PM. All three (3) Commissioners were present.
		Workshop Session Agenda
10:30 AM		New County Services Building discussion and update, followed by a tour of the new facility.  Attendance: Public Works Director Gordon Kelsey and Project Manager Ken
		Templeton. Public access to the workshop was provided through Zoom.
		Director Kelsey provided a history of the development of the new County Services Building project. Director Kelsey advised that the property was purchased in 1993 to build a new courthouse. The public at that time was not supportive; the project was dropped, and the property paved for a parking lot.

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Director Kelsey advised that the new County Services Building will replace the aging annexes, which house eight County Departments in five buildings spread around Main and Court Streets. The cost to do needed basic code and maintenance upgrades would be approximately 5.5 million dollars. Even after spending millions of dollars, the County would still have old, inefficient buildings that would not serve the current and future needs of the County and its citizens. In 2016, the Board committed to move forward with plans to study, plan and construct a new building that would serve the current and future needs of the County and its citizens.

Director Kelsey presented an expenditure plan, change order log, and a breakdown of county initiated changes. Floor plans and several overhead views of future parking, and the County campus when complete. Director Kelsey noted that the building will be completed in October 2021 followed by demolition of the old buildings and new parking lots to be completed in 2022 at a total cost of \$22 million.

Board discussion followed with Director Kelsey answering questions. Director Kelsey indicated that the COVID pandemic has affected the contractor's ability to acquire some materials, but the project is on schedule. Chairman Sauter provided clarification regarding the portion of sales tax the city of Goldendale will be receiving from the project. Director Kelsey noted that the city will also be receiving approximately \$144,000 from permit and connection fees.

The Board had a discussion regarding the move to the new building and records management. Director Kelsey advised that many departments are making progress archiving old records but he would like to hire a couple of temporary workers to help complete the project prior to the move.

The Board held a discussion regarding County Facebook pages and the need for a data collection system. Commissioner Christopher reported that he is working with staff to find a data collection system that will cover the entire County.

Commissioner Christopher provided an update on a meeting to discuss the possibility of placing a tent outside of the Courthouse to be used by the various departments/offices to do business with the public.

Following further discussion, the Board indicated their support, and Director Kelsey noted he would research costs and options.

Chairman Sauter adjourned the workshop at 11:36 AM to allow the Board to tour the new County Services Building before lunch.

#### 12:00 Noon

#### Lunch

#### 1:15 PM

## Discussion regarding solar energy projects.

Attendance: Planning Director Mo-chi Lindblad and Economic Development/Natural Resource Director Dave McClure.

Director Lindblad reported that she attended a Bingen City Council meeting to discuss the multi-family development project that has been proposed. Director Lindblad also provided a brief update on the planned solar facility tour on February 25, 2021.

Director Lindblad also gave an overview of permitting options available to solar energy project developers. Unless the project is located in the Energy Overlay Zone, it must go through the Conditional Use Permitting Process. Solar energy developers can also go directly to the state and bypass the County's process. The Board agreed they would prefer permitting to go through the County.

Director Lindblad advised that the County's Zoning Ordinance provides uniform, equitable and reasonable standards to govern the usage of land and structures in the interest of public health, safety and general welfare. Besides the County's Comprehensive Plan contains goals and policies regarding energy development.

Director Lindblad stated that the County's Comp Plan states that energy development in areas not included in the energy overlay zone (EOZ) shall be subject to review through a conditional use process, and the Knight Substation is located outside the energy overlay zone.

Further discussion followed regarding the appeal process and using a hearings examiner for SEPA appeals.

The Board shared their views on possible solar development impacts to property owners, property values, the environment and taxing districts. They also discussed the positive impacts such as core Economic Development, and property owner lease and School Trust Fund revenues.

The Board had a discussion regarding forming a sub-committee or advisory group to look on impacts before agreeing that they trust the County process and would make no changes at this point.

The Board discussed COVID vaccines and the States' "Healthy Washington - Roadmap to Recovery" plan. Chairman Sauter advised that he has talked with both hospitals and North Shore Clinic and they have indicated they are ready to move forward with the next phase of vaccinations. The Board agreed that local authorities in consultation with their hospitals and public health officials should have the discretion to move to the next phase.

Approved (M/Anderson, S/Christopher. Passed unanimously): Letter to the Secretary of Health expressing the County's frustration and disappointment with the "Healthy Washington - Roadmap to Recovery" plan, and in support of the Washington State Association of Counties recommendation for the creation of a Secretary's COVID 19 Public Health System Response Team to be a collaboration between local and state authorities.

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		Commissioner Anderson stated that the Department of Natural Resources (DNR) owns a lot of the property in the Knight Road area, and if DNR is required to go through the Conditional Use Permit process, he suggested requiring all solar energy projects connecting to the Knight Substation to go through the CUP process. The motion followed a brief discussion.
		Approved (M/Anderson, S/Christopher. Passed unanimously): Motion that solar energy development projects that would connect into the Bonneville Power Administration (BPA) Knight Substation shall be subject to review through a conditional use process.
		Commissioner Anderson reported that the Department of Ecology is starting the review process for the Goldendale Pump Storage Project and would like to talk to each of the Commissioners.
Adjournment (2:29 PM)		Motion (M/ Christopher, S/Anderson. Passed unanimously): to adjourn the meeting.
	*	Reference Document on File  Please Note: The Board of Commissioners' minutes are action minutes. A digital recording is on file as part of the official record and available on file BOCC - Meeting 1-12-21.

Approved: David M. Sauter

Chairman of the Board



January 26, 2021

Date