

Directors' Update

June 29, 2022

9:01 a.m.

Present: Commissioner Pollock, Commissioner Swope, Commissioner Grose, Doug Carey, Matt Jaeger, Robert Bradley, Lee Napier, Mindy Brooks, Josh Metcalf, Becky Butler, Doug Carey, John Clark, Justia Madrigal, Lindsey Shankle, Rocky Lyon, Ross McDowell, Meja Handlen, Connie Riker, Daleyn Coleman, Eric Eisenberg, Steve Wohld, Grace Jimenez, Graham Gowing, Lara McRea, Patrick Shults, Matt Thuston

Guests: Nic Scott, Isabel Vander Stoep, Jodery Goble, Sandra Goble, Chris Murphy, Daphne Luges, Dennis Riebe, Diane Williams, Gretchen Fritsch, James Owen, Kirsten Wecker, Sue Kennedy

Recorder: Rieva Lester

Public comment: None.

Executive session

At 9:01 a.m., Commissioner Pollock announced that the Board was going into Executive Session under RCW 42.30.110(1)(i) for 2 minutes to discuss Concrete School District v. DNR.

Executive Session started at 9:02 a.m.

Executive Session ended at 9:04 a.m. Commissioner Pollock noted that no decisions had been made.

Commissioner Swope made a motion to approve and sign the settlement agreement as presented during executive session. Commissioner Grose seconded. Motion passed 3-0.

Robert Bradley left at 9:07 a.m.

Business Meeting items

Josh Metcalf discussed a notice regarding the temporary closure of Centralia Alpha Road.

Josh Metcalf discussed a notice regarding the proposed vacation of a portion of the Mickelsen Parkway right of way.

Becky Butler discussed a resolution to approve an agreement with Berry Dunn McNeil & Parker LLC for Grant Management Compliance and Consulting Services.

Doug Carey discussed a resolution to list the bids received and to reject all bids for the Campus Parking Lot Project #31-2005. Doug said the county estimate was \$1.2 million and that the bids received were more than double that amount. He said staff recommends revamping the design to fit within the budget constraints. He noted that concrete and electrical costs far surpassed estimates.

Doug Carey discussed a resolution to list the bids received and contractor selected for the Public Works HVAC Project, #31-2112H. Doug said apparent winning bid is slightly less than the engineer's estimate.

Josh Metcalf discussed a resolution to approve the Lewis County Disaster Debris Management Plan.

Commissioner Pollock discussed a resolution to appoint Jonathan Meyer to the Public Facilities District (PFD) Board of Directors.

Commissioner Swope made a motion to move two notice items, two consent items and five deliberation items to the Tuesday, July 5, 2022, BOCC agenda. Commissioner Grose seconded. Motion passed 3-0.

Rieva Lester noted that the resolution to list the bids received and contractor selected for the Crumb Road culvert replacement was held from the agenda for the June 28 Business Meeting and will be added to the agenda for the July 5 Business Meeting.

Roundtable

Matt Jaeger said the county's vendor will be on site later in the day to work on audio technology in the hearing room. He also said the county is moving to Office 365 and upgrading county phones.

Josh Metcalf said Crumb Road, Centralia Alpha Road and FEMA projects are in the works. Josh said asphalt and crack-sealing work also is under way and will be followed by chip-seal work. He said

Becky Butler gave the following updates:

- The county is reviewing the draft contract provided by the Washington State Broadband Office and is working with ToledoTel regarding the \$23.5 million awarded to the county.
- Interfund rates will be presented to the board July 18.
- The commissioners will issue a plea for Citizens Budget Committee members.

John Clark said most offices and departments fared well during the recent heat wave.

Rocky Lyon said the transfer station in Morton will be closed Wednesdays and Thursdays in July.

Connie Riker provided updates about weekend events planned for the fairgrounds, including Summerfest, a private party and the Dwarfanators. She discussed trouble with unruly park-goers.

Ross McDowell discussed earthquake prevention and first aid training. He said work continues on the I-5 closure plan and that the county and others are working with area schools for emergency preparedness.

Patrick Shults discussed an upcoming land / forestry training opportunity.

Wednesday Workshop

Short-term rentals (STR):

Mindy Brooks said Community Development wants to explore options to:

- Support and enhance benefits of STRS
- Eliminate, reduce or mitigate negative impacts on the community.
- Meet existing laws.

She said short-term rentals

- Affect home prices.
- Reduce long-term rental availability.
- Have different water and sewer needs.
- Are primarily located in LAMIRDs with no city government.
- Were a primary concern at the Packwood Housing forums.

Mindy noted that more than half of the county's STR are located in Packwood.

Mindy said options to explore include:

- Zoning options.
- Use of regulations.
- Local licensing.
- Voluntary self-regulation.

She said steps will include:

- Exploring options and defining the pros, cons and consequences.
- Reach out to stakeholders.
- Develop a proposal.
- Present a proposal for the commissioners' review.

Mindy reviewed some of the state laws that apply to short-term rentals.

Commissioner Grose said the short-term rentals on the east end do not affect long-term rentals. He said the state needs to address eviction laws before the county can tackle short-term rentals.

Mindy, Eric Eisenberg and Lee Napier further discussed short-term rentals.

Dianne Dorey noted that the Assessor's Office is required to tax short-term rentals as such. She noted that a majority of the short-term rental owners in the Packwood area – more than 460 – did not secure a UBI as required by law.

Dianne said household goods used for commercial purposes are subject to taxation. She said LLCs and other self-proprietors are not eligible for the \$15,000 exemption.

Housing

Meja Handlen and Justia Madrigal outlined the allowable expenses under the county's Consolidated Homeless Grant (CHG) and Housing and Essential Needs (HEN) contracts.

Meja and Justia said the county receives funding from the following:

- Consolidated Homeless Grant (CHG)
- Emergency Solution Grant – COVID-19 (ESG-CV State)
- Shelter Program Grant
- Emergency Rental Assistance Program2 (ERAP2)
- Treasury Rental Assistance Program (T-RAP)
- Emergency Solution Grant – COVID-19 (ESG-CV County)
- Emergency Response Funds
- Homeless Document Recording Fee (DRF)

They said allowable expenses for the Consolidated Homeless Grant include the following:

- General facilities, such as rent, depreciation expenses and operations and management.
- Salary and benefits, such as those for an executive director.
- Organization-wide obligations, such as insurance, audits and membership fees and dues.
- Justia noted that 15 percent of the funding may go toward administrative costs.

Justia said allowable expenses for Housing Essential Needs include the following:

- Shared costs, such as those allocated by means of a cost allocation plan.
- Salary and benefits, such as IT services billed hourly.

Justia said up to 7 percent of HEN funds may go toward administrative costs.

They said approved expenses include:

- Agency insurance
- Internet
- Office utilities
- Office supplies
- Agency vehicle insurance
- Fuel for agency vehicle
- Pest control
- Bus passes for clients
- Laundry vouchers for clients
- Hygiene items for clients, such as shampoo, conditioner, deodorant, feminine hygiene products
- Essential household items for clients, including laundry soap, cleaning supplies, food and drinks

Commissioner Pollock noted that employee recognition for second-quarter milestones will take place during the July 19 Business Meeting.

Meeting ended at 10:32 a.m.