

COMMISSIONERS RECORD 49
FRANKLIN COUNTY
Commissioners' Proceeding for March 26, 2008

The Honorable Board of Franklin County Commissioners met on the above date. Present for the meeting were Bob Koch, Chairman; Rick Miller, Chair Pro Tem; and Neva J. Corkrum, Member; Fred Bowen, County Administrator; and Mary Withers, Clerk to the Board.

OFFICE BUSINESS

Secretary Patricia Shults met with the Board.

Consent Agenda

Motion - Mr. Miller: I move for approval of the consent agenda for March 26, 2008, as follows:

1. Approval of **Resolution 2008-133** salvaging three rolling carts as identified on the *Franklin County Storage – Salvage* form received from the County Clerk, in conjunction with RCW 36.32.210 (inventory).
2. Approval of **Resolution 2008-134** authorizing the Planning/Building Department to purchase “Land Use Action Pending” signs and associated posts intended for Growth Management-related land use actions, in an amount not to exceed \$600, utilizing funds from the Miscellaneous Growth Management Budget, Number 108-000-001, line item 558.10.60.0000 (Capital Outlay).
3. Approval of **Resolution 2008-135** authorizing issuance of a warrant in the amount of \$500 per Franklin County Superior Court Order in re: Janet Johnson v. Franklin County, Franklin County Superior Court Cause Number 082-50014-7.

Second by Mrs. Corkrum. 3:0 vote in favor.

Vouchers/Warrants

Motion – Mrs. Corkrum: I move for approval of various budget expenditures in the total amount of \$87,891.55: Courthouse Renovation warrant 554 for \$2125.00; Ending Homelessness warrant 13 for \$15,370.89; FC Capital Projects warrants 385 through 392 for \$56,065.04; Crime Victims warrants 394 and 395 for \$2858.72; Treasurer O&M warrants 188 and 189 for \$387.51; Court Improvement warrant 6 for \$79.38; Current Expense warrants 62481 and 62482 for \$3591.95; RV Facility warrants 433 through 439 for \$7273.48; and TRAC warrant 1191 for \$139.58. Second by Mr. Miller. 3:0 vote in favor. (Exhibit 1)

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EXTENSION OFFICE

WSU Extension Director Kay Hendrickson met with the Board.

Food Sense Program

The paperwork for the Food Sense Federal grant is due in April for the grant to begin in October. Ms. Hendrickson has included two new positions into the grant application. We are beginning to get a lot of requests for the program. We match salary by the school so there will be no more outlay of money. Ms. Hendrickson thinks there is enough space for the new employees. We may need one more phone but the computers will be shared so she does not think any other equipment will be needed.

Food Sense is a food and nutrition program we've targeted to third graders in this county. The idea is that they learn how to eat nutritiously, they learn how to select foods properly, they know the amount of exercise for what their weight is, and they maintain their weight. We targeted third graders because of some research that USDA did that determined it is the optimal time to educate the kids and teach the kids to educate their parents as well.

The Food Sense employee has done some work with teen parents at Horizon school that is going well. However, the Horizon school work will probably be turned over to the Health Department.

We hope to be able to get the program into the Pasco elementary schools next year. Currently the schools in the northern end of the county are using the program.

We do a five-week session in the classroom and provide teachers with supplementary material. The presenter meets with the class once a week. It is all aimed at learning activities and should also help with WASL testing. We send materials home with the children and teach them how to share it with their parents. It has been a very positive program here as well as across the nation.

The Food Sense program does not work in combination with the school lunch programs and cafeterias. USDA has another Federal program that would target that audience. We haven't applied for that program.

Child Care Center Legislation

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The legislation to help provide more funding for child care in Franklin County failed. We're going to try to get it passed next year. Ms. Hendrickson said she thinks the center that we had hoped to get built here will be built in Benton County instead.

Ms. Hendrickson said infants to school age children will be hurt the most. The Boys and Girls Club will be able to keep going. It's the single-operator centers that have only one center that may not be able to remain open.

We need to let legislators know we want it passed.

Mrs. Corkrum said she doesn't think it needs to be done legislatively but needs to be a mandate to whoever is making these decisions. Ms. Hendrickson said we're getting mixed messages about what needs to happen. Mr. Koch said he thinks it needs to be written as a bill that the legislature passes. Ms. Hendrickson said the formula that is used is Federal, not state.

Pickup

Mr. Koch told Ms. Hendrickson that Benton County has two surplus pickups. The price will be determined. He said we can decide whether to borrow a pickup for the summer or buy it after we know more details. Ms. Hendrickson said she has a vehicle available until July 1 when the vehicle has to go back to Prosser. Mr. Koch said the Benton County vehicles should be available in June.

Ms. Hendrickson will include some funds in the 2009 budget for a pickup and costs.

Gates Foundation Project

The second phase of the Gates Foundation project will start Monday night.

PLANNING AND BUILDING DEPARTMENT

Planning Director Jerrod MacPherson and Assistant Director Greg Wendt met with the Board.

Public Hearing: Short Plat SP 2008-02 to consider an application by Robert Tippett to short plat 1.21 acres into two single-family residential lots. As proposed the lots are approximately 22,502 square feet and 28,044 square feet in size. The property is zoned Residential Suburban 20,000 (RS-20).

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Public Hearing convened at 9:32 am. Present: Commissioners Koch, Corkrum and Miller; County Administrator Fred Bowen; Planning Director Jerrod MacPherson; Planner Jeremy Underwood; and Clerk to the Board Mary Withers. No one was present in the audience.

Mr. Underwood reviewed the information on the Action Summary (Exhibit 2).

Mr. MacPherson showed the project on the screen. He reviewed the conditions of approval. He said a shop that used to be on Lot 1 was demolished. The owner needs to contact the Assessor's office to make sure it is off the tax records.

Motion - Mrs. Corkrum: I move we grant preliminary approval for Short Plat 2008-02 subject to the seven findings of fact and five conditions of approval. Second by Mr. Miller. 3:0 vote in favor. This is Resolution 2008-136.

PUBLIC WORKS

Assistant Engineer Guy Walters met with the Board.

Annual CRAB Certification

Mr. Walters asked for approval of the annual CRAB Certification form. He listed the documents that are included in the report form.

Mrs. Corkrum asked if our bridges are in good shape. Mr. Walters said yes, overall our bridges are in really good shape. He said there are about 85 bridge structures and about 20 box culvert structures. There are a few bridges we would like to replace but funding for complete bridge replacement is not readily available.

Motion - Mrs. Corkrum: I move for Certification of County Road Administrative Board for the report for 2007 for Franklin County. Second by Mr. Miller. 3:0 vote in favor. (Exhibit 3)

MINUTES

Motion- Mrs. Corkrum: I move for approval of Commissioners Proceedings for March 24, 2008. Second by Mr. Miller. 3:0 vote in favor.

Recessed at 9:52 am.

Reconvened at 9:56 am.

ASSESSOR

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Assessor Steve Marks met with the Board.

Re-Valuation Work

We're in the midst of our annual update, which is going very well. We anticipate sending out revaluation notices by the end of May, which would be a major victory for us. We'll have a better idea of what the overall impact is probably in another month. The increase is anywhere from 6% to 30% depending on where the property lies in the county. About 28,000 parcels are in the county. We'll be sending out about 18,000 revaluation notices. These figures are a very rough estimate.

Board of Equalization

We are concerned about the potential for a large number of appeals to the Board of Equalization. We generally run roughly about 30 to 40 appeals a year. With the increased parcels, we're figuring we might have 250 to 300 appeals. We don't know. The estimate is based on what some of the other counties that do annual revaluations have experienced. There could be an impact on the clerk and on the Board of Equalization members.

Staffing

There is one open assessor position. We're deciding whether to hire someone right now or wait awhile. The amount of time it takes to train someone is a factor.

Kahlotus

Mr. Marks told the Board that there are some problems with property lines in Kahlotus. The City of Kahlotus was awarded a \$15,000 grant through CTED. We signed on with them. Kahlotus is handling the money issues. We will assist them in whatever way we can in our office. Surveying work will be done. A report will then be given to the Assessor's Office of the discrepancies that the surveying company finds and their recommendation for resolving the lot line issues. We will then go through the process of remapping, writing new legal descriptions, meeting with the city officials in Kahlotus, and preparing an Assessor's plat to work with the property owners, and then asking for authorization from the Board on the Assessor's plat. An Assessor's plat hasn't been done

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in the state of Washington for about 20 years. We're unsure how many problems there are but we do know there are some. It has to be done by June 15.

Property Values

Mr. Marks told the Board about the general percentage increases of property values.

Aerial Photos

Mr. Marks told the Board about new technology for aerial photos. A bill was in the legislature regarding the new technology but did not pass. The big counties will probably use it eventually. Initially it will be expensive but it is possible it will be used in the future.

TRAC

TRAC Manager Troy Woody met with the Board.

Event Update

Mr. Woody told the Board about recent events held at TRAC and events scheduled for the next few weeks.

Letter from promoter

Merle Shuyler of Shuyler Productions sent a letter of thanks to TRAC (Exhibit 4).

Traffic

Mr. Woody said the Department of Transportation needs to fix the traffic pattern so there are two free right-turn lanes, one from the freeway onto Road 68 and one from Road 68 onto the freeway going west.

Sales Folders

Mr. Woody showed the Board the new TRAC sales folders and the new logo cups that will be used for concessions.

TRAC Arena Renovation

Mr. Bowen said we received a quote of \$15,000 from an architect in California for a one-day visit. CKJT Architects have contacted other architects in the Northwest with similar experience. The cost would be \$2570 for one day including a \$500 cost for CKJT Architects. Mr. Bowen asked for approval to pay the cost of \$2570 from the .09 fund

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which is for arena upgrades and contract to bring these people in to look at what our needs are, what we think we should turn it into, and then have them tell us what they think.

In response to Mrs. Corkrum's question, Mr. Bowen said by hiring the experienced architectural firm to come in, we're looking at what we have and saying pretend we have an empty building and start all over on the interior.

Expanding the building is something we still want to do. The bottom line is that the arena is the arena. We can shrink it a little bit for horse events or other activities but we want to know what we can do with the interior of our building. We are not going to move the arena space outside the building. We want to know what we can do with spectators inside the building with the space we have. Mr. Woody said we need to brainstorm with people who have done it before.

Mr. Bowen said if there are portable bleachers, they could also be used in the Expo Hall for a concert instead of having retractable bleachers only used in the arena. We're getting better ideas by talking to others who work in the industry.

The Board **gave approval** to proceed with drafting the agreements for the work, costing \$2570. (Exhibit 5)

COUNTY ADMINISTRATOR

County Administrator Fred Bowen met with the Board.

Summary of Funds and Projects

The summary of funds and projects was reviewed. Mr. Bowen pointed out amounts that are currently available for capital projects from various funds including Cumulative Reserve, Capital Projects, and Courthouse Renovation Fund. He also pointed out projected amounts that will be available by the end of the year. The summary was prepared to help determine if there are funds available for purchasing and remodeling a building at this time.

Mr. Bowen thinks a parking lot could be built for \$200,000 in rough figures because the excavation costs are already included in the estimate for the demolition of the old Health Department building.

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Mr. Bowen said he thinks our crews can take care of the Clerk's Office remodel work, probably for less than \$20,000.

Mrs. Corkrum said we're expending every dollar we've got. We wouldn't have any wiggle room for anything else. Mr. Bowen said yes, that is correct. He said the county would still have the Rainy Day fund. He is just showing the funds that are available right now. He said the county could buy property with the money instead of spending \$1 million for loan interest, or the county could get a loan.

Mrs. Corkrum said her perspective is we should go out for the maximum amount that we can borrow and have these funds in reserve. Mr. Bowen said that is your option. His biggest concern is to determine what can the county afford using Current Expense funds. He has talked with Chief Accountant Tom Westerman. If the county borrowed \$2.5 million, the payment would be about \$150,000 from Current Expense. Mr. Westerman and Mr. Bowen think the county could probably make the payments.

The Board reviewed estimated figures for a \$3.5 million loan. Mr. Bowen thinks the county could probably make the payments under that scenario.

Mr. Bowen said the 1/4% fund was designated to pay for paving of county roads. The fund brought in \$270,000 last year for capital projects. The county has committed \$125,000 per year for the next 20 years for the road projects. Until 2012, the county has committed to paying additional funds to pay back an existing loan. In 2013 these funds will be available to make bond payments. He thinks Current Expense could probably handle the \$200,000 loan payments until then if the county takes out another loan.

Mr. Bowen thinks purchasing the property would alleviate a lot of problems; it will also create some other problems. If we can move the Sheriff's Department to the new building, we can move Child Support downstairs and give more room for the Prosecutor's Office. He estimates it would cost \$100,000 to make the Franklin County Annex compliant with ADA requirements and have access to the basement for WSU Extension to upgrade it and use it for their classroom and offices.

Mr. Bowen thinks we need to study these ideas. He thinks it is a viable plan. It would be contingent upon the architect's review of the building and the city's consent to

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allow us to do what we want to do. This plan would allow building in a dormitory style for a jail. However, it does not cover operations and maintenance costs. A new 3/10ths of 1% tax would have to be used in order to pay for staffing and operations. He thinks we could house 50 to 60 prisoners in the building. Mr. Bowen said he thinks the plan is doable but wants to proceed with extreme caution because of so many factors being unknown at this point and because it is new ideas.

Mrs. Corkrum said don't you think we should talk with the City of Pasco about building in some amortization of a new jail building? They're just paying costs but not any depreciation or replacement of equipment. Mr. Koch said we get a percentage back on that type of equipment. Mr. Bowen said we get about 60% back. Mr. Bowen has been talking with the Pasco City Manager about it. The city manager is in favor of it.

Mr. Koch said he is nervous about going out for the 3/10ths of 1% tax on the ballot. He doesn't know that the voters will approve it. It's probably the best point in time with farm commodities up. Mrs. Corkrum said many people think there are too many taxes. Mr. Bowen said no matter what people believe, the county is going to have to pay for it. The jail has 200 people now. The room will only hold so many people. If we don't have a place to put them, we'll have to pay to put them someplace else.

Mrs. Corkrum said then we might have to cut back on some of the staff we've added to make up for correctional officers. Mr. Bowen said he has observed that the Clerk's Office employees are busy and stacked on top of each other. Franklin County is growing fast, ranked at Number 21 in the nation and still number one in Washington State. He is focused on the jail because we know we have a problem there. The county's going to pay for it one way or another. If the taxpayers are not willing to give 3/10ths of 1%, you'll probably have to lay people off because you have to take care of prisoners first. He doesn't think the jail will hold 225 people.

Mr. Koch said we realize we have a problem. But the voters have to realize that. Mrs. Corkrum said they don't care. The attitude is not conducive to spend money to provide for prisoners. They think they have too many amenities now.

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Mr. Miller said he agrees with Mrs. Corkrum, that people don't care. As long as they have bread and water, who cares. We talk about the labor shortage. Does the sheriff have plenty of labor? Mrs. Corkrum said the sheriff's office has less territory to monitor. They do not have the Road 68 corridor and all the housing in that area. Most of the Riverview area is now in the City of Pasco but we have not cut back on the road deputies. She realizes there are a lot of square miles in the county. She asked, a lot of the crime isn't out in the rural community, do you think? Mr. Bowen said he would agree, that the majority is in the high population areas.

Mrs. Corkrum asked where do we need the personnel most? Is it writing tickets for speeding or reckless driving, or do we put our resources in our jail? Mr. Koch said that's a catch-22 also.

Mrs. Corkrum said the City of Pasco is patrolled by Pasco Police and they have money to put on people; that's why it's impacting our jail. She said the county hasn't cut back at all as our area shrinks. She doesn't know if we've added any new people. She thinks we need to have some frank discussions with the sheriff, undersheriff, and maybe some representatives of the staff and the jail captain. We're going to need new people in the correctional facility. How can we make this work? They've got to help us be part of the solution.

Mr. Bowen said we're all under a lot of pressure with the growth and needs. He thinks the members of the citizens advisory group that studied the need for a jail all felt a jail was needed. We just need to figure out how we can finance it.

Mr. Bowen thinks the expansion to the north is a good idea. We've always managed to work through the problems. It's the staffing levels that are a problem. We could rent bed space.

Executive Session at 11:02 am regarding real estate acquisition or site selection and real estate sale, minimum price, based on RCW 42.30.110(1)(b) and (c) expected to last 15 minutes.

Open Session at 11:12 am.

Transfer Resolution

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Mr. Bowen asked for approval of a resolution authorizing the Treasurer to transfer \$100,000 using the warrant process from the 2008 Miscellaneous Distressed CAP GO Bonds Fund #280-000-002 to the 2008 Miscellaneous Franklin County Public Facilities Construction Fund #390-404-001. The funds are being moved from the .09 money so TRAC can complete some projects, including signage, arena upgrade, and the \$2570 for architectural consulting. The projects are in the economic development plan.

2008-131

Mrs. Corkrum asked about a transfer of \$108,000 from Budget 404. Mr. Bowen said it has not been done yet because a public hearing will be required so we're waiting until other items are needed to do it all at the same time.

The county has set aside \$500,000 for an anticipated software purchase. The software would also require a \$50,000 maintenance fee year after year. Information Services Director Kevin Scott estimates the software will cost \$750,000 to \$850,000 but the cost could go anywhere from \$500,000 to \$1,500,000. Banks won't finance software. Mrs. Corkrum asked why would we want to buy something like that? Mr. Bowen said, "I agree."

Mr. Bowen said the Auditor and Treasurer are the ones who really need the software but others can be added on.

Mrs. Corkrum said the Computech system was purchased in 1985 and has lasted a long time. Mr. Bowen said Computech is now going out of business.

Mr. Bowen said those needing the software would like to hire a consultant to help them find the software for the county and make sure the county gets what they are asking for. The Board thinks that's a good idea.

Mr. Koch asked if we've okayed the projects that are included in the resolution before. Mr. Bowen said yes. He does not know if the Board approved moving \$100,000 but did approve buying the signs for the arena. Mr. Koch thought TRAC was paying for those signs by using advertising fees. Mr. Bowen said they were but TRAC had to buy the signs upfront. The money they brought in from the signs would pay for the signs but since we had the .09 money that is so specific on what it could be spent on, it made more

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sense for us to buy the signs outright and the sponsorship money then could go towards operations and maintenance to free up our Current Expense for paying the \$40,000 back. Mr. Koch is concerned we will not see the \$40,000 again. Mr. Bowen said we better. He explained that \$40,000 to \$50,000 should be eliminated off of Operations subsidies for this year.

The meeting rooms were upgraded with wainscoting costing about \$18,000.

The cost for the architect is about \$2570.

Mr. Bowen rounded the figures up and made a total transfer request of \$100,000. Mr. Koch said it definitely will come up to that amount if there is \$30,000 additional available there. Mr. Bowen said the money is not going in the TRAC account but into an account controlled by the Board.

Motion – Mr. Miller: I move to authorize the Treasurer to transfer \$100,000 utilizing the warrant process from 2008 Miscellaneous 1999 Distressed CAP GO Bonds Fund #280-000-002 to 2008 Miscellaneous Public Facilities Construction Fund #390-404-001. Second by Mrs. Corkrum. 3:0 vote in favor. This is Resolution 2008-131.

Adjourned at 11:27 am.

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There being no further business, the Franklin County Board of Commissioners meeting was adjourned until March 31, 2008.

BOARD OF COUNTY COMMISSIONERS
FRANKLIN COUNTY, WASHINGTON

Chairman

Chairman Pro Tem

Member

Attest:

Clerk to the Board

Approved and signed April 2, 2008.