

COMMISSIONERS RECORD 49  
FRANKLIN COUNTY  
Commissioners' Proceeding for June 23, 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; and Mary Withers, Clerk to the Board. Fred Bowen, County Administrator, was on vacation.

**OFFICE BUSINESS**

Secretary Bridgette Scott met with the Board.

Public Hearing: To take testimony for and against increasing the revenue and expenditure bottom lines of the 2008 Miscellaneous Courthouse Renovation Fund, Number 310-000-001, by \$110,000, from \$576,000 to \$686,000, due to unexpected 2007 cash carryover.

Public Hearing convened at 9:08 am. Present: Commissioners Koch, Corkrum and Miller; County Administrator's Secretary Bridgette Scott; and Clerk to the Board Mary Withers. No one was present in the audience.

**Motion** – Mr. Koch: I move for approval of increasing the Courthouse Renovation Fund #310 by \$110,000. Second by Mr. Miller. 3:0 vote in favor. This is Resolution 2008-246.

Liquor License Application: Columbia Corner Grocery

Mr. Koch asked if the other Board members have any problem with renewing a liquor license. Mrs. Corkrum and Mr. Miller said no. Mr. Koch signed the form.

Consent Agenda

**Motion** - Mrs. Corkrum: I move for approval of the consent agenda for June 23, 2008, items 1 through 8, as follows:

1. Approval of **Resolution 2008-247** authorizing the closure of the Courthouse Renovation Fund Petty Cash Fund and authorizing the Franklin County Treasurer to deposit cash in the amount of \$400.00 into the 2008 Miscellaneous Courthouse Renovation Fund, Number 310-000-001.
2. Approval of **Resolution 2008-248** for creation of line item 594.28.64.0005 (Communications & Campus Security Upgrade) in the 2008 Miscellaneous Enhanced 911 Budget, Number 139-000-001, and authorizes intra budget transfers within said budget totaling \$89,647 as follows:

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- \$20,000 from line item 594.28.64.0004 (Generator Upgrades) to line item 594.28.64.0005 (Communications & Campus Security Upgrade).
  - \$49,647 from line item 594.28.64.0006 (CAD Upgrades) to line item 594.28.64.0005 (Communications & Campus Security Upgrade).
  - \$20,000 from line item 528.80.10.0000 (Contingency) to line item 594.28.64.0005 (Communications & Campus Security Upgrade).
3. Approval of **joint Resolution 2008-249** in the matter of the request for signature from the Chairman of the Boards of Benton and Franklin County Commissioners on the Contract Amendment, Number 0712-30314-01, between the Juvenile Justice Center and State of Washington Department of Social and Health Services, Juvenile Rehabilitation Administration, thus, amending Benton County Resolution 07 805 and Franklin County Resolution 2007-611, for a term commencing May 30, 2008 and terminating June 30, 2009. (Exhibit 1: Information sheet.)
4. Approval of **Resolution 2008-250** setting alternate dates for 2009 budget hearings.
5. Approval of **joint Resolution 2008-251** in the matter of the request for signature from the Chairman of the Boards of Benton and Franklin County Commissioners on the Contract Amendment, Number 0763-23506-01, between the Juvenile Justice Center and State of Washington Department of Social and Health Services, Juvenile Rehabilitation Administration, thus, amending Benton County Resolution 07 509 and Franklin County Resolution 2007-369, for a term commencing July 1, 2008 and terminating June 30, 2009. (Exhibit 2: Information sheet.)
6. Approval of **Resolution 2008-252** for:
- Creation of line item 397.00.00.0002 (TSF-IN/Courthouse Renovation Fund) in the Miscellaneous Capital Projects Fund, Number 300-000-001
  - Creation of line item 597.00.00.0000 (TRANSFERS OUT) in the Miscellaneous Courthouse Renovation Fund, Number 310-000-001
  - Intra budget transfer within the Miscellaneous Courthouse Renovation Fund, Number 310-000-001, from line item 594.19.60.0000 (Total Misc Capital Projects) to line item 597.00.00.0000 (Transfers Out)
  - Inter budget transfer, through the voucher process, of \$535,000 from the Miscellaneous Courthouse Renovation Fund, Number 310-000-001, line item 597.00.00.0000 (Transfers Out) to the Miscellaneous Franklin County Capital Projects Fund, Number 300-000-001, line item 397.00.00.0002 (TSF-IN/Courthouse Renovation Fund).

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7. Approval of **Resolution 2008-253** in the matter of amending the Special Terms and Conditions, Section 8, Service Table in the Mental Health Block Grant (MHBG), Number BENFR-MHBG-07/08-01, between Benton and Franklin Counties and the Greater Columbia Behavioral Health, effective April 1, 2008, through September 30, 2008, and authorizing the Chairman to sign said amendment on behalf of the Board. (Exhibit 3: Information sheet.)
8. Approval of **Resolution 2008-254** for the Interlocal Agreement between Franklin County and the City of Pasco for co-sponsorship of 2008 Grand Old 4<sup>th</sup> at the Trade Recreation Agricultural Center (TRAC).

Second by Mr. Miller. 3:0 vote in favor.

Tri-City Herald Reporter Joe Chapman joined the audience.

Hanford Communities

**Motion** – Mr. Miller: I move that we appoint Neva Corkrum to represent Franklin County on the Hanford Communities Board and Communications Director Ed Bush as a representative on the Hanford Communities Technical Committee. Second by Mrs. Corkrum. 3:0 vote in favor. This is Resolution 2008-255.

**Executive Session** at 9:21 am regarding real estate acquisition based on RCW 42.30.110(1)(b) expected to last five minutes. Mr. Chapman left the audience.

**Open Session** at 9:29 am. Mr. Chapman returned to the audience.

Vouchers/Warrants

**Motion** – Mr. Miller: I move that we accept the vouchers as listed for June 23, 2008, for \$1,153,374.34: Boating Safety warrants 191 through 194 for \$1104.08; Sheriff's Narcotic Trust warrant 195 for \$258.96; Election Equipment Revolving warrant 196 for \$536.00; Grand Old 4<sup>th</sup> warrant 197 for \$4000.00; FC Capital Projects Fund warrant 198 for \$66,684.54; Jail Commissary warrants 199 through 203 for \$5353.20; Current Expense warrants 204 through 282 for \$429,480.51; Auditor O&M warrant 283 for \$462.90; FC RV Facility warrants 375 through 381 for \$6685.88; TRAC Operations Fund warrants 382 through 435 for \$73,363.91; Current Expense warrants 459 through 487 for \$30,145.04; Courthouse Renovation Fund warrant 488 for \$535,000.00; and Auditor

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O&M warrants 489 and 490 for \$299.32. Second by Mrs. Corkrum. 3:0 vote in favor.  
(Exhibit 4)

### **PUBLIC WORKS**

Engineer Tim Fife met with the Board. Present in audience: Joe Chapman and Troy Woody.

#### CRP 593, Road 100/Dent Road Extension

The Board reviewed appraisal values for the Road 100/Dent Road Extension project. Mrs. Corkrum asked is this way out of line for the budget? Mr. Fife said yes, it is more than we had envisioned it would cost, but there is still a substantial amount of money available. A letter will be issued to property owners and then negotiations will start. By law we have to offer just compensation for the property. Two different appraisers have prepared the appraisal figures.

**Motion** – Mr. Miller: I move that we accept the amount listed for just compensation for CRP 593, Road 100/Dent Road Extension in the amount of \$451,514. Second by Mrs. Corkrum. 3:0 vote in favor. (Exhibit 5)

### **TRAC**

TRAC Manager Troy Woody met with the Board. Present in audience: Joe Chapman.

Weekend Recap: Mr. Woody told the Board about the events held last weekend including a large Hispanic dance.

#### Financial Report

The Profit and Loss report showing January through May was reviewed. It shows that revenues are over budget by \$120,000 and expenses are over budget by \$57,000. Mr. Woody cautioned that the calendar of events is light for the summer.

#### Projects

The bleacher cut-through is complete. Some finish work needs to be done.

In response to Mr. Koch's question, Mr. Woody said he believes discussions have been discontinued regarding a Transit Park and Ride area at TRAC due to lack of needed funds.

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Capital Project Funds: Pasco City Manager Gary Crutchfield has told Mr. Woody that he feels the .09 sales tax fund is not very permanent and could go away. Mr. Crutchfield would like to consider doing another bond to fund capital for next five or ten years and dedicate the .09 money to pay for it. The state would be obligated to honor such a bond even if the funding does not remain in place.

**INVASIVE SPECIES COUNCIL**

In response to Mr. Koch's question, Mrs. Corkrum and Mr. Miller both stated they are in favor of having the Invasive Species Council use the Courthouse Rotunda for a legislative evening event.

Final Approval: Short Plat SP 2008-03, JoAnn Edler

**Motion** – Mrs. Corkrum: I move for approval of Resolution 2008-256 for the final approval of Short Plat 2008-03 for JoAnn Edler. Second by Mr. Miller. 3:0 vote in favor.

**AUDITOR**

Auditor Zona Lenhart met with the Board.

Election Remodel Contract Approval

Ms. Lenhart said the Sun River Electric contract will not be ready for approval today. She requested approval of a contract with Vincent Construction.

Mr. Koch asked did you put these all out for bid? Did you get bids back? Ms. Lenhart said she talked to Dennis Ziegler who is a contractor who could not do it. She said there was another one we made a call on and they did not give us a bid. Mr. Koch asked did you put it out for bid in the public? Ms. Lenhart said I didn't but I was told I didn't have to by the state auditor. She said because the amount of money being spent did not exceed \$200,000 which is required for a true bidding process, she did not believe it required that process. This project is about \$100,000. That is her understanding.

Secretary Bridgette Scott joined the meeting.

The Board asked Ms. Scott about the Small Works Roster bidding process. Ms. Scott said her understanding is that bids can be awarded as long as you have received

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three bids for each part of the project. Ms. Lenhart said she was told as long as I contacted three different sources, that is all I was required to do. Ms. Scott said I believe it's the Board's desire that we do get three bids so we are doing a responsible bid.

Mrs. Corkrum said they can refuse to bid. Ms. Lenhart said we contacted three bidders.

Mr. Koch said if we've got more than three contractors on a Small Works Roster, someone will whine. He said it should have gone out to all the contractors on the Small Works Roster and ask them for bids. Mr. Miller agreed.

Ms. Lenhart contacted three contractors as she was told by the state auditor. She said there was one contractor on the Small Works Roster that she did not call because the contractor has previously done unacceptable work for the county.

Ms. Scott said we can accept the bid of the lowest responsible bidder. She said the county's Small Works Roster process goes over details.

Ms. Lenhart said she thinks she did all those things.

Mrs. Corkrum asked do you have a contract that you want to have approved? Ms. Lenhart said yes, for Vincent Construction. His bid including sales tax was \$84,878. The bid itself was about \$78,000.

Mr. Koch said then we have electrical work at about \$11,000. Ms. Lenhart said yes, but we're not dealing with that today. Mr. Koch said we need to deal with the whole thing and see where the revenue is coming from. You've only got \$100,000 and we okayed another \$11,000 so what else have we got and where is the money going to come from?

Ms. Lenhart said Vincent Construction money is the HAVA money. We still have money to cover the electrical bid with the HAVA funds. When we get to the HVAC, that's going to be something to look at at that point in terms of where I'm at. Mr. Koch said we have to look at it now because that's going to have to be part of what's going to happen in the next couple of weeks. Ms. Lenhart said Facilities Superintendent Chris Giles is dealing with two other contractors so she doesn't have any numbers back from them yet.

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Mr. Koch said if we have a pot of \$125,000, we've got to stay in it. Right now we're just shooting at the sky. I don't see any numbers that tell us where we're going to end up at. I don't see any contingency. Mrs. Corkrum said for overruns. Mr. Koch said yes, for change orders. Ms. Lenhart said we're at \$96,000 right now so at this point she would essentially say we wouldn't have any money for the HVAC. Even with \$103,000, it's still short in relation to what we have for that part of it.

Mr. Koch said this is why I'm really against doing it this way. We should have all the numbers in front of us before we sign anything. I hate to see them start there and then we don't have money to finish it. I don't know where this is all going to end up. Normally you have the numbers in front of you for the whole project.

Ms. Lenhart said we had numbers but she does not know what the HVAC will come in at.

Mrs. Corkrum asked did the architect do an estimate of the total cost?  
Ms. Lenhart said yes, but he was low, very low. However, the project was started two years ago and costs have gone up. She has not asked the architect to recalculate with today's numbers. Today she is dealing with what the contractors are coming in with right now. At this point, we are at \$96,000 including sales tax on both of those jobs and that brings us, even if I add \$10,000 with it coming in at \$10,000 and not being over that, it leaves us \$3000 short.

Mrs. Corkrum asked would you have money in your Elections O&M?  
Ms. Lenhart said I'd have to look at that. She wouldn't want to use that as contingency because we're paying a lot of things out of that account this year in a presidential election. The costs are high and we're usually short in presidential election years.

Mrs. Corkrum asked what would happen if we did what we could do, the main construction of your rooms and the electricity, what else would need to be done?  
Ms. Lenhart said the HVAC. Mrs. Corkrum asked is there any way that could be tied in with the rest of the building? Ms. Lenhart said she thinks the Board wants it separate for utility purposes down the road, which would be clean from our standpoint because we could bill out easily for that facility.

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Mr. Koch asked did we get a ruling from IS if they had enough revenue to cover the figure for their work of about \$7000? Ms. Lenhart has not heard. She was out all week last week at a conference.

Mr. Koch said I don't like the loose ends and not knowing where it's going to come from.

Ms. Lenhart asked is there not any construction money on your side for any additional support on this project? Mr. Koch asked how much? Ms. Lenhart said she thinks if we were to build in some sort of a contingency in the amount of \$20,000, that would be plenty.

Mr. Koch said how do we know that? We don't even know if IS has the budget to do what you want to do. The Facilities budget is going to have to help some on changing over the electrical meter, for instance, because it's separating the building. We could sit here and say, yes, we can put \$20,000 in contingency, but is that enough, and then you get halfway into it and need another \$40,000 or \$50,000. Mr. Miller agreed.

Ms. Lenhart said from my standpoint, we get to a certain point and it just stops. It can't keep going on and on. My feeling is in order to get the project done, we have to start now because of the election cycle with part of the demolition anyway. It's not an open-ended barrel. It's not a project we can keep throwing money at. This project started out initially at about \$120,000 and that to me is where it stops. If we could utilize the HVAC there -- Chris Giles told her Bruce Heating and Air, a contractor, is not sure that the roof can support either a four-ton or a six-ton unit. She said then we don't need to put it on the roof. It's an old building so she can't imagine it supporting a whole lot of weight. Mrs. Corkrum said County Administrator Fred Bowen told her he feels the roof would not support even a smaller unit.

Mr. Koch said but we don't know. We aren't engineers. He does not want to speculate. Ms. Lenhart said let's put it on the ground. Mr. Koch said that would be ugly and there could be problems with vandalism and having air ducting go up and over the wall. Ms. Lenhart said she was told the units could be protected by a fence. Mr. Koch

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said we're short of parking now so that would take up a couple more spaces. He would not want ducting to walk up over the side of the wall.

Mr. Miller said we want to get someone who knows and checks the roof because that is the best place to put it and the least expensive. Mr. Koch said we need an expert who will sign off on the weight amount.

Mr. Koch said I said probably a year ago that we needed all the information together when we did this. We're getting bits and pieces.

Mr. Miller said I would feel safer if we had all the bids out to those people on the rosters rather than just a few. I think it's a lot safer for us to have them.

Ms. Lenhart said I can do that but we're probably going to lose the project because the money goes away in November. I can do that but realistically we can't be remodeling in the middle of an election cycle with ballots out there. So it's either we get going on it relatively quickly or we lose the money.

Mr. Miller asked how long does it take to get the bids out and get them back? Mr. Koch said he thinks it would require 30 days. Mr. Koch said I don't want to give the money back either. I'm not trying to drag my feet.

Ms. Lenhart said she understands. She said if failure on my part to give you what you need jeopardizes the project, that's what it does. We lose the money. Rather than keep going with it, I think I'll just stop. I don't really have the time from the standpoint of actually going out for bids and waiting another 30 days. That puts us right at the point where ballots are going out.

Mr. Miller said if we're legal with doing what we did, I guess we're fine there. I guess we don't know that either.

Mr. Koch said according to Ms. Lenhart, she talked to the state auditors who told her it's legal. Ms. Lenhart said she talked to them a year ago. Mr. Koch said he would just hate to have a contractor come back and take us to court over it. Ms. Lenhart said she doesn't think they will because she talked to Dennis Ziegler and another contractor. The state auditors told her to document that. She asked Mr. Ziegler if we did go to court if he

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would be willing to be on record as saying that and he told me, "I appreciate you calling and giving me an opportunity."

Mrs. Corkrum asked can we go ahead with what we've got and not promise anything else; when the money's spent here, then we'll go from there? We might not be able to put an HVAC unit in there right now. Mr. Koch said I could agree with that. Mrs. Corkrum said when it's cold, space heaters or something else could be used.

Ms. Lenhart said I don't want to come to you for more money. Mr. Koch said I realize that. Ms. Lenhart said I'm not going to be coming to you -- I'm going to try to deal with it myself. I'll make you aware of what I'm dealing with. I'm going to try to resolve this on my own. Like Mrs. Corkrum said, if we have any money on the Elections O&M side, we'll deal with it, but I'll be coming to you with that. I won't spend it out of that account without you being aware of that money.

In response to Ms. Lenhart's question, Mr. Koch said he would expect the Facilities Department would pay for the expense of separating the gas lines and the electrical meters. Ms. Lenhart said it was not budgeted so she is concerned about it for that reason. Mr. Koch said yes, but it will come out of the Facilities budget and not the Elections budget.

Ms. Lenhart said the other point is about Information Services in terms of their budget and what they can withstand.

Mr. Koch said my bottom line concern is to have all the loose ends. In all my years in private business, if I was going to contract out with someone, I had numbers in front of me before I could say yeah or nay because I didn't have an open-ended budget. I didn't have Franklin County to go to to tap into.

Ms. Lenhart said she is approaching it that way, too, but she still can't give you answers in relation to the HVAC and where we stand with that today. That's a bid loose end. Mr. Koch said you have to understand my side of it, too. Ms. Lenhart said I totally do. She said I agree with Mrs. Corkrum from the standpoint that if we get to the point where I feel like we can't do that, we'll have to go without and then we'll deal with that

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in another budget year. They add air conditioning systems to facilities all the time after the fact.

Mr. Koch said if you've got heat and air in there now, it may have to suffice for now. Ms. Lenhart said we can deal with it.

Mr. Koch asked if the contract has the scope of work so we know what we're signing. Ms. Lenhart yes. She has attached the architect's plan which calls out for all different phases including demolition notes, construction notes, and power and gas. It is what the contractors have used to give bids. The total amount for this project is \$84,878 including sales tax.

Ms. Lenhart said the bids for the electrical all came in at about \$20,000 and the architect had anticipated \$5000. So we've been working with the different electrical outfits to get that down. Sun River has got it down to just about \$11,000.

Mr. Miller said with \$84,000 and \$11,000 you're at about \$100,000. Ms. Lenhart said yes, about \$97,000. Ms. Lenhart said she has a little bit of money for HVAC. That's why she was telling the Board that probably we could use part of the Elections O&M money if we had to but we have that pretty well wrapped up, too, because of the different costs involved for elections. She mentioned an example of new rules every year that affect costs. For instance, right now we have 54 different ballot types going out because of the PCOs. That jacks up the printing bill.

Mr. Miller asked if Ms. Lenhart has an idea about the HVAC bill. Ms. Lenhart said Bruce Heating and Air gave us an estimate of \$12,000. Mr. Miller said you're in the ballpark then. Ms. Lenhart said yes, but like Mr. Koch was saying, we've got unanticipated things that could come up and they do in any construction project. She gave an example of a home remodeling project.

Mr. Koch said the \$12,000 figure for the HVAC was for a four-ton unit. He said the other two companies don't think the four-ton unit is enough to do it properly.

Ms. Lenhart said the other issue that might have to be put off because of that reason is the situation with the roof supporting that unit. That's a huge thing. We've

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already got issues of leaking. That would have to be done anyway in terms of repairing the roof. It's a flat roof. Whenever you've got a flat roof, you've got problems.

Mr. Koch said the HVAC units are getting much lighter. Ms. Lenhart does not know what size unit is in place now. She said the existing air conditioner was new in about 2004 when the facility was remodeled and is sufficient except for the part that was originally fire station bays which were never air conditioned. She said the one unit could still stay and air condition the area where the election workers would be working. It may be something we have to put off and deal with at a later time.

**Motion** – Mr. Miller: I move for approval of contract with Vincent Construction contractors for the work on the Elections for \$84,878 including sales tax. Second by Mrs. Corkrum. 3:0 vote in favor. This is Resolution 2008-257.

**Auditor's Conference**

Ms. Lenhart told the Board about the Auditor's Conference she attended last week.

**Adjourned** at 10:41 am.

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There being no further business, the Franklin County Board of Commissioners meeting was adjourned until June 25, 2008.

BOARD OF COUNTY COMMISSIONERS  
FRANKLIN COUNTY, WASHINGTON

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Chairman

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Chairman Pro Tem

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Member

Attest:

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Clerk to the Board

Approved and signed June 30, 2008.