

COMMISSIONERS RECORD 49
FRANKLIN COUNTY
Commissioners' Proceeding for August 11, 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. Present in audience: Tri-City Herald Reporter Joe Chapman.

Vouchers/Warrants

Motion - Mrs. Corkrum: I move for approval of vouchers for August 11, 2008, for \$279,115.55: Ending Homeless Fund warrant 2725 for \$15,094.32; Affordable Housing Fund warrant 2726 for \$17,740.12; FC Capital Projects Fund warrants 2727 through 2740 for \$2699.36; CE Cumulative Reserve warrants 2741 through 2743 for \$23,949.18; Grand Old 4th warrants 2744 through 2746 for \$1129.88; Supplemental Preservation Fund warrant 2747 for \$44.22; Liability Reserve Fund warrants 2748 and 2749 for \$303.18; Crime Victim Witness warrant 2750 for \$174.36; Jail Commissary warrants 2751 through 2754 for \$6671.70; Law Library warrants 2755 and 2756 for \$500.12; DOC Building Inspection warrants 2757 and 2758 for \$2090.11; Boating Safety warrants 2759 through 2762 for \$4630.83; Sheriff's Narcotic Trust warrant 2763 for \$182.48; Current Expense warrants 2764 through 2808 for \$31,367.19; Current Expense warrants 2809 through 2870 for \$55,952.49; TRAC Operations Fund warrants 2871 through 2927 for \$53,499.68; Auditor O&M warrants 2928 and 2929 for \$380.57; Courthouse Facilitator warrant 2930 for \$530.00; Current Expense warrants 2931 through 2951 for \$8264.25; Current Expense warrant 2962 for \$3911.51; and Election Equipment Revolving warrant 2963 for \$50,000.00. Second by Mr. Miller. 3:0 vote in favor. (Exhibit 1)

Auditor

Auditor Zona Lenhart met with the Board. Present in audience: Joe Chapman.

Request for Inter Fund Loan

Ms. Lenhart requested an inter fund loan from the Auditor's O&M fund to the Election Equipment Revolving Fund. The contractor asked her late Thursday evening if

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she could give him a draw. Usually with grant money we have to spend it, then apply for it, and then get reimbursed. The work is about 80% done. We don't apply for the grant until it is completely done. Once we get the grant money, we'll reimburse those funds. The money is from the HAVA grant. The reimbursement comes from the Secretary of State who monitors the funds from the Federal government. It takes about three weeks.

Ms. Lenhart said the Auditor's Centennial Document Preservation and Modernization Committee has approved the request.

Motion – Mrs. Corkrum: I move for approval of Resolution 2008-326, interfund loan in the amount of \$25,000 from the 2008 Miscellaneous Expense Auditor O&M Fund 102 to the Miscellaneous Expense Elections Reserve Fund 104. Second by Mr. Miller. 3:0 vote in favor.

Copier Lease

The current monthly lease payment is \$196.59. The new monthly lease payment for the new machine will be \$131.18 and it does more things. We'll be able to generate a document on our computer, send it to the copier, and it can be sent to the customer directly.

The Board asked Ms. Lenhart to have the lease approval placed on the consent agenda.

TREASURER

Treasurer Tiffany Coffland met with the Board. Present in audience: Joe Chapman.

Interest in purchasing county-owned property

The county acquired a piece of property in 1986 which has no legal access. A person would like to buy the parcel. The person who wants to buy the parcel is not one of the adjoining property owners. Mr. Koch asked can we sell anything that's landlocked? Ms. Coffland said she does not know. The Prosecutor's Office will be asked.

Another person would like to buy a different county-owned parcel that was acquired by the county in 2003 at 810 South 10th Avenue in Pasco. This property would have to be sold at public auction. The taxes and fees are about \$6000. Ms. Coffland

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thinks it would be a good piece of property to sell and get it back on the county tax rolls. There are outstanding liens but through the process of our foreclosure sale, lienholders are given notice based on what we file in Superior Court so they have the ability to come back and say to wait to sell the property. No one came forward. The IRS has released their lien through a recorded document.

Mrs. Corkrum said she would like to sell the property on 10th Avenue. She is not interested in selling the landlocked piece of property.

Ms. Coffland said she thinks we need to do more legal research to find out if the county can sell landlocked property.

Mr. Koch asked if we have any reason to keep the property on 10th Avenue. Ms. Coffland said we've had it since 2003. She thinks it would be a good idea to get it back on the tax rolls.

The Board had **consensus agreement** to have Ms. Coffland proceed to sell the property on 10th Avenue.

Terra Scan Computer System

Mrs. Corkrum asked if the new computer system is working. Ms. Coffland said progress is being made through trial and error at this point. We're still working with two systems. Right now we can do that. When we get busier, it may be a little harder. Mason County has just started using the same system.

PUBLIC WORKS

Engineer Tim Fife met with the Board. Present in audience: Joe Chapman.
Resolution: CRP 500/East Foster Wells Road Extension Phase II, Reimbursement Agreement between Franklin County and Chevron Pipe Line Company

A pipeline goes through the project on East Foster Wells Road. In order to meet standards, we have to lower the pipeline. Chevron Pipe Line Company will do the work for us. The road project will start as soon as the final piece of property is obtained and an exchange of property is completed with the Bureau of Reclamation.

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Motion – Mr. Miller: I move that we accept CRP 500/ East Foster Wells Road Extension Phase II Reimbursement Agreement between Franklin County and Chevron Pipe Line Company. Second by Mrs. Corkrum. 3:0 vote in favor. This is Resolution 2008-327.
Paving Project Bids

Mr. Fife said his office has made the asphalt work optional on the bids that will be received by the Commissioners for the Phase 4 gravel road paving project because right now contractors are unable to get asphalt.

Resolution: Acceptance of Ricky Court as shown in the Final Plat of Montecello Estates and declaring it a county road

Motion – Mr. Miller: I move we accept Ricky Court and declare it a county road. Second by Mrs. Corkrum. 3:0 vote in favor. 9:38:20 This is Resolution 2008-328.

Vouchers/Warrants

Motion – Mrs. Corkrum: I move the approval of payment of vouchers in the amount of \$63,304.38. Second by Mr. Miller. 3:0 vote in favor. (Exhibit 2)

Other Business

Murphy Road had a big blowhole so some crews were sent out. It is on the list to be paved but Mr. Fife does not expect there will be enough money to pave it at this time. He hopes as the fund builds up in the future, the paving of gravel roads can continue.

Weed Spraying

Mr. Miller asked if there can be any incentive program that encourages farmers to take care of their own weeds at the edge of the road. Mr. Fife said what are you thinking, like pay for the spray? Mr. Miller said yes, that may work.

Mr. Fife said at the present time we're not spraying gravel roads because we can't afford to. We're taking care of them with graders. We are spraying noxious weeds.

Mr. Koch said by cutting the weeds with a blade, the roads get narrow and then don't get built back up again. There are balled-up weed piles and floods in the borrow ditch if there is any run-off. It's a catch-22 situation.

Mr. Miller asked Mr. Fife to explain the weed control program that is in place now. Mr. Fife said we put a sterilant on paved roads in the fall. We do some contact

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spraying this time of year for primarily puncture vine. Kochia is also a problem weed. Mr. Koch said at this time of year, the kochia is the size of Christmas trees. Mr. Fife said the mowing program has helped control the kochia. We're trying to coordinate the spraying to be done after a road has been mowed.

Mr. Miller said an incentive program would reduce liability for the county. Mr. Fife asked are you looking at something county-wide, not just the eastern area? Mr. Miller said he thinks it needs to be done county-wide.

Mr. Fife said we would still need a spray program. He doesn't know if we'd save anything. It probably would cost more. He thinks the eastern area of the county where it is dry farms would be different. Mr. Miller said maybe we should start there. Mr. Fife asked a pilot program? Mr. Miller said yes. Mr. Fife said we'll talk about it.

ASSESSOR

Assessor Steve Marks met with the Board. Present in audience: Joe Chapman.
Annual Revaluation Cycle

Mr. Marks said his office mailed out over 15,000 valuation changes this year. There are about 28,000 parcels in the county. His office did not revalue central and east Pasco, which will be done next year, or the eastern end of the county, which was revaluated last year.

Mr. Marks thanked Mr. Chapman for writing two newspaper articles on the annual revaluation. He said the articles were very well received and went out throughout the state, including Olympia and Vancouver.

One concern by going to an annual appraisal cycle was our appeal load. We were extremely busy for four weeks. We probably were busier than we've been in the 25 to 26 years Mr. Marks has been in the office. There were lots of phone calls and people coming in questioning their values. One area we took another look at were properties behind Chiawana Park. Mr. Marks and Chief Appraiser Peter McEnderfer visited each of the properties and talked with people and made an adjustment on 34 properties. The complaints have pretty much stopped for that area.

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We were anticipating 150 to 200 appeals. As of this morning, we have only 35 that are complete and another 50 that we're waiting on for some more information. Some of those will probably go away. Some will go away after talking to the people. We're very pleased with the outcome. Mr. Marks said we met the required time frames. He believes we're one of the only counties that did that as set by statute. He has been asked to write an article for the Department of Revenue to share with the legislature and other counties about what we went through, what we would have done differently, and what worked well for us. Overall for our first year we're pretty pleased with the results at this point.

Assessor's Conference

The state assessor's legislative conference will be held in Pasco in June 2009.

Staffing

Mr. Marks said his office has two unfilled appraiser positions at this time. He told the Board in general about future plans for staffing levels. He said technology has helped his office keep up without adding additional staff with a workload that has more than doubled over the years.

Mrs. Corkrum expressed appreciation for Mr. Marks and his staff.

COUNTY ADMINISTRATOR

County Administrator Fred Bowen met with the Board.

Rename Grand Old 4th Budget to TRAC Promotion Budget

Mr. Bowen said the county and TRAC will be separating our relationship with the City of Pasco for the Grand Old 4th. TRAC and the county will continue to sponsor the Car Show on July 4th week and a new event called Rocktoberfest. TRAC is working with a radio station on the Rocktoberfest event. It's something that we hope will become an event that will happen every year. The events are planned to help offset the deficit for TRAC and also bring people into our community. Instead of continuing to call it the Grand Old 4th, we think we should maybe call it the TRAC Promotion Budget. The budget numbers would stay the same.

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The Grand Old 4th budget will be cleared out after the final invoice is received with the money being split between the county and the City of Pasco.

The Board asked Mr. Bowen to prepare a resolution.

Exterior of Annex Building at 412 West Clark Street

One chunk of marble fell off. The cost to redo the walls with stucco was about \$35,000, not including the removal of the marble plates. Another idea is to put strips on the sections of marble to anchor it into the wall. Perfection Glass said we can lay a material on the building and the cost is under \$10,000. Mr. Bowen thinks it is a good idea. He showed the Board a sample of the material that would be used. Mr. Koch asked does it have to be silver/gray or could it be black? Mrs. Corkrum said the silver/gray might be a nice contrast. Mr. Koch said there are different sizes of marble.

Mrs. Corkrum said the marble would have to be polished. Mr. Bowen said we could do a test section. Mr. Bowen will find out what colors the material is available in. Mr. Koch said the Board can discuss the color further later.

Mrs. Corkrum asked if the \$35,000 includes the contractor receiving the marble. Mr. Bowen said no, our crews would take the marble down. He said we don't know if the marble will come off in pieces or in plates. Mr. Koch said he is concerned about the liability of our crew taking the marble down because of the weight of the marble. Mr. Bowen said there would be equipment to protect the workers.

LifeQuest Health Systems LLC

When LifeQuest purchased property from the county in 1998, the county imposed conditions that construction had to begin within three years and be complete within five years. LifeQuest has done a lot but not as much as they had originally planned. The development plan had quite a few more facilities than are currently in place. Mr. Bowen has met with LifeQuest. They have made some recent upgrades. They have applied for time extensions from the county which have been granted but have asked that the county approve a resolution stating they have completed the minimum requirement and it would satisfy the county.

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Mrs. Corkrum said if this is approved, then there won't be a cloud on LifeQuest's title.

Motion - Mr. Miller: I'll make that motion, resolution approving conditions of minimum development for LifeQuest Health Systems, LLC. Second by Mrs. Corkrum. 3:0 vote in favor. This is Resolution 2008-329.

Information Services Director Kevin Scott joined the meeting.

Clerk's Office Furniture

Mr. Bowen has received paperwork showing the furniture for the Clerk's Office would cost \$53,293.82. Additional electrical work costing about \$3000 would also be required. The Board reviewed the quote information for the furniture. The July 30, 2008, minutes were reviewed in which Mr. Killian said the furniture would cost \$39,000.

(Clerk's Note: Due to clerk's error, the amount should have been \$49,000. The change to the July 30, 2008, minutes was approved on August 13, 2008.)

Mrs. Corkrum said to her that's not fair; that's a lot of money.

Mr. Bowen said the furniture has not been ordered yet. There has been no resolution. Capital Projects Fund budget figures were reviewed. Mr. Bowen pointed out various projects on the list:

Mr. Bowen said the county needs to purchase a Sheriff's Department building and put a fence around it.

We originally planned to transfer \$500,000 but are only going to be able to transfer \$250,000 because of what has happened with Jail food costs and fuel costs.

Mr. Bowen said it's not crisis mode; it's just that when we get these projects done, if the parking lots come in where engineer's estimates are, then the fund will have been depleted. On the bright side, Franklin County has almost completely refurbished every facility it has in the last eight years except the jail.

Mrs. Corkrum said when we expand into a new Sheriff's Office, some remodeling will have to be redone for whoever moves in there. Mr. Bowen said he is sure it won't come without a price. There will also have to be work done on the building that is purchased but the county crews can do it.

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Mrs. Corkrum said the work that is being done by the carpenter is absolutely fabulous.

Mrs. Corkrum said when the money's gone, it will be real easy to say no.

The financial software package originally had an estimate of \$500,000 plugged in the budget. The consultant was hired at a cost of \$64,000, leaving \$436,000. However, the software is expected to cost anywhere from \$500,000 to \$1,500,000. Mr. Bowen thinks the software is necessary but we don't have the money set aside for it. Mrs. Corkrum asked does it all have to be purchased at once? Mr. Scott said no, but the initial cost may be \$800,000. The consultant thinks the cost will be \$500,000 to \$800,000. Mr. Bowen said we'll have to figure out how we can come up with additional dollars for the software.

The TRAC parking lot is committed.

The parking lot at the courthouse is necessary.

Mr. Bowen said \$177,000 of the \$433,000 in the Capital Projects Fund budget is dependent on the school district buying a piece of county property.

Mrs. Corkrum said we have a Capital Project Funds and a Non-Departmental Contingency fund. Do we still have a Rainy Day fund? Mr. Bowen said yes, set aside with \$500,000. We also have a loan account. The loan payments reimburse the fund.

Mrs. Corkrum wants to have a little bit of money in case there is a shortfall in the Elections Remodel project. She said the work was required by the Federal government.

Mrs. Corkrum is concerned about the cost of the furniture. Another concern for her about the furniture is that the request came in the middle of the year.

Mr. Miller said he thinks it's time to move the furniture in now. He thinks each office needs to be taken step by step. He thinks it will help the situation. He thinks it's something we can do and should probably do it at this time.

Mr. Bowen will bring a resolution for the furniture purchase.

OTHER BUSINESS

Information Services (IS)

IS Director Kevin Scott met with the Board. He gave a presentation about the Esteem Wireless Network that was created in 1996. For next year's budget, he will be

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recommending using Verizon Wireless and continuing to use the Esteem system as a backup. He thinks it will cost about \$13,000 a year. Mr. Scott said he requested the change at budget time last year but it was stricken at that time. Mr. Bowen thought the cost was about \$56,000.

Mr. Bowen said the ongoing costs were a concern to him. Mr. Scott said the monthly cost is about \$1000 to \$1100 per month. That does not factor in the cost of the modems that plugs into the laptop computers which would cost about \$50 each.

Mrs. Corkrum asked what the initial cost is if we move to Verizon. Mr. Scott said there would be next to zero startup cost, maybe \$50 to \$100 per modem for 21 modems or about \$2000. He thinks Verizon would give the modems to the county. Mr. Scott thinks the annual cost would be about \$13,000 based on each car costing about \$50 per month for 21 cars. He did not bring the numbers with him.

Mrs. Corkrum said it sounds like it's a no-brainer to her. Mr. Scott said he plans to put it in the next budget, but if we can, he would like to put some of the units in cars now. Mrs. Corkrum said if our system is in dire need.

Mr. Koch asked Mr. Scott to bring back some hard figures.

Mr. Scott said he would not advocate pulling the plug on what we have now but using it as a backup until it dies.

Adjourned at 10:59 am.

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There being no further business, the Franklin County Board of Commissioners meeting was adjourned until August 13, 2008.

BOARD OF COUNTY COMMISSIONERS
FRANKLIN COUNTY, WASHINGTON

Chairman

Chairman Pro Tem

Member

Attest:

Clerk to the Board

Approved and signed August 27, 2008.