

COMMISSIONERS RECORD 50  
FRANKLIN COUNTY  
Commissioners' Proceeding for March 4, 2009

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

### **MINUTES**

**Motion** – Mr. Peck: I would move for approval of Board of Commissioners proceedings for February 23, 2009, and if there's no objection we will also do the commissioners proceedings for March 2, 2009, simultaneously. Second by Mr. Koch. 3:0 vote in favor.

### **VOUCHERS/WARRANTS**

**Motion** – Mr. Peck: I move approval of the following warrants totaling \$186,735.77: Current Expense warrants 13906 through 13973 for \$185,009.73; Crime Victims Witness warrant 13974 for \$86.75; Trial Court Improvement warrant 13975 for \$958.00; L&I Reserve Fund warrant 13976 for \$215.52; Sheriff's Narcotic Trust warrants 13977 and 13978 for \$296.64; Current Expense warrant 13979 for \$20.00; and Veteran's Assistance warrants 13980 and 13981 for \$149.13. Second by Mr. Koch. 3:0 vote in favor.

(Exhibit 1)

### **COUNTY ADMINISTRATOR**

County Administrator Fred Bowen met with the Board.

#### **Corrections Center: Planning and Estimating Proposal**

Mr. Bowen feels it is important to get the estimates on the jail as soon as possible. He has asked the architect about the cost for preparing just one estimate for Option #2. The architect told him it will reduce the rate "quite a bit" but has not yet given an exact figure.

Mr. Bowen asked for approval to have the architect do the cost analysis for Option #2 which is the full restoration/remodel of the existing jail and the expansion of 225 beds for 12,000 square feet for Sheriff's Department, IS, Coroner and Security. Mr. Miller asked if the budget will allow the cost. Mr. Bowen said we will have to find a source but there are some funds available in various budgets.

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Mr. Peck asked if the monies held in reserve for capital expenses will be needed to cover Current Expense this year. Mr. Bowen said it depends on where the Board wants to go because of revenue shortfall issues. There are options in order to correct the issues, some of which would be drastic and some of which would drag it out to the end.

Mr. Bowen has earmarked some of the funds for a loan to Current Expense to take us through a cash flow problem and hopefully the Rainy Day and the Reserve account monies would go back in place by the end of the year. He is not thinking we will use that money at all to bail out Current Expense other than just to help with cash flow.

Mr. Koch said I have to support getting on with it and getting some numbers. We can't do anything else without some base numbers. We can't even discuss going out for additional sales tax. Last time we were set to do that but the numbers came up where we could not do it anyway. Mr. Bowen said last time the numbers came up so late that we could not do an evaluation or assessment.

Mr. Peck feels the architectural work on Option 2 will cost significantly more than one-quarter of the \$22,700 that was quoted for all four.

Mr. Peck would be in favor of giving Mr. Bowen the authority to proceed if it's 50% or less of the original bid. One other possibility might be to simply arrange with the contractor the cost for Option 2 and the additional cost if Options 1, 3 and 4 are added.

**Motion** – Mr. Peck: I would move that we extend approval to the County Administrator to commit to the contractor CKJT Architects for the design work that we have discussed here this morning and previously for Option 2 on the jail, and that authority would be to commit up to 50% of the original estimate for the four options. Second by Mr. Koch. 3:0 vote in favor.

#### **PLANNING AND BUILDING DEPARTMENT**

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

#### **Larkspur Road**

In response to Mr. Peck's question, Mr. MacPherson said the 10 five-acre tracts on Larkspur Road were established years ago through an exemption to the platting

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process. The county's current limitation for exempt land divisions is 20 acres. The property owners on Larkspur Road basically have a 60-foot private road easement now. If they were to divide property in the future, they would have to dedicate and construct Larkspur Road to a public standard.

Mr. MacPherson said our understanding currently is that property owner Ed Ray is currently trying to work on an LID with the property owners to construct the road to county standards. Some of his neighboring landowners have been balking at the idea. The planners also told Mr. Peck about a property owner's desire to short plat land near Larkspur Road.

Public Meeting: Zone Change ZC 2009-01, an application to change the zoning classification on three parcels approximately 12.27 acres in total size. The rezone request is to change the classification from Rural Community 5 (RC-5) to Rural Community 1 (RC-1) zoning. The land is located south of Birch Road, east of Columbia River Road, along the south side of West Sagemoor Road, near the Larkspur Road/West Sagemoor Road intersection (Parcel Numbers 126-190-422, 126-190-292 and 126-190-201).

Applicant: Drew Vincent.

Public Meeting convened at 9:19 am. Present: Commissioners Miller, Koch and Peck; County Administrator Fred Bowen; Planning Director Jerrod MacPherson; Assistant Director Greg Wendt; and Clerk to the Board Mary Withers. Present in audience: Bing Zink.

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

Mr. MacPherson showed a copy of a 2007 aerial photograph.

Mr. MacPherson said at the Planning Commission hearing, Mrs. Urlacher and Mr. Ray spoke in favor of the rezone. No one spoke against the rezone. No written comments were received.

Mr. MacPherson explained that neighboring property owner Ed Ray previously requested approval to develop his property into two-acre lots so there is a concomitant agreement with Mr. Ray. Mr. MacPherson said Mr. Ray's rationale included a

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development standard that anything less than two acres has to address more stringent fire standards.

Mr. Peck wants to be sure that no one opposed the rezone in the hearings. He said the fact that Mr. Ray wants to develop one of his properties into two-acre lots shows he obviously doesn't have a problem with the ones next door being one acre.

Mr. MacPherson said yes. He said Mr. Ray wants to do one-acre development on another piece of his property adjoining the application.

Mr. Wendt reviewed the Findings of Fact.

Mr. Miller does not have any questions. Mr. Koch does not have any questions.

Mr. Peck said his interest and motive is to make sure that the residents that live on Larkspur Road are being treated equitably with other similar situations in the county and that no particular interest is being advantaged or disadvantaged. He suspects maybe that's an issue that may or may not come up in the future if we get into more detailed development in that area. He has no objections to the rezone. He wants to meet with the planners and understand better when you do and don't make a county road and what the circumstances are.

**Motion** – Mr. Peck: I move that we grant approval of Zone Change application ZC 2009-01 subject to the five Findings of Fact presented by the Planning Department. Second by Mr. Koch. 2:0 vote in favor. This is Ordinance 5-2009 (Exhibit 3).

Public Hearing: Short Plat SP 2009-04, an application by Orville Zink to short plat approximately 119.90 acres (gross) into two lots. As proposed, Lot #1 is approximately 4.10 acres in size and Lot #2 is approximately 115.80 acres in size. The property is located in the Agricultural Production 20 (AP-20) Zoning District. Applicant: Orville (Bing) Zink.

Public Hearing convened at 9:33 am. Present: Commissioners Miller, Koch and Peck; County Administrator Fred Bowen; Planning Director Jerrod MacPherson; Assistant Director Greg Wendt; and Clerk to the Board Mary Withers. Present in audience: Orville (Bing) Zink.

Mr. Wendt reviewed the information on the Action Summary (Exhibit 4).

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Mr. MacPherson showed an aerial photograph with a copy of the plat submitted by the applicant on the screen. The conditions of approval were reviewed.

Mr. Miller asked three times if anyone would like to speak in favor. There was no response.

Mr. Miller asked three times if anyone would like to speak in opposition. There was no response.

**Motion** – Mr. Peck: I would move that we grant preliminary approval of Short Plat 2009-04 subject to the seven findings of fact and seven conditions of approval. Second by Mr. Koch. 3:0 vote in favor. This is Resolution 2009-091.

**PUBLIC WORKS**

Engineer Tim Fife met with the Board. Tri-City Herald Reporter Joe Chapman.  
Just Compensation: CRP 500 East Foster Wells Road Phase II

Mr. Fife asked for approval to determine just compensation for a parcel, allowing us to start the negotiation process. Mr. Fife answered Mr. Peck's question about the source of the funds.

**Motion** – Mr. Koch: I would move for approval to CRP 500 East Foster Wells Road Phase II to consider a formal request for concurrence and authorization to offer just compensation to Voss Farms in the amount of \$75,000. Second by Mr. Peck.

In response to Mr. Peck's question, Mr. Fife said this is setting the just compensation at \$75,000 and starting a negotiation process.

3:0 vote in favor. (Exhibit 5)

Other Business

Mr. Fife gave a brief update regarding several projects being done by the Public Works Department.

Mr. Miller said there has been discussion about extending Road 100 using a different route. He explained the different route. Mr. Fife said the route Mr. Miller referred to does not replace Dent Road which is the route that needs to be replaced. We already looked at it before the public hearing where the decision was made. We can do it

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again. Mr. Fife can give Mr. Miller a copy of the report. It was one of the options that was available when the meeting process occurred. It was a rather extensive process. Mr. Fife explained briefly how the route is being replaced and the funding process.

Mr. Peck said sticking with the Road 100 game plan like you're doing makes sense.

Vehicles

Mr. Peck told Mr. Fife he is impressed with his homework to rehab vehicles as opposed to buying new ones. That may be a source of fund savings this year that will be particularly helpful. He asked Mr. Fife, have you started moving forward on it? Mr. Fife said we're doing it to two vehicles, not three. Six vehicles were scheduled to be replaced. If it makes sense, we will continue doing it next year. Mr. Peck asked if the depreciation element was factored into the savings. Mr. Fife said yes.

**Recessed** at 9:55 am.

**Reconvened** at 10:15 am.

**PROSECUTOR**

Chief Civil Prosecutor Ryan Verhulp met with the Board. Present in audience: Joe Chapman.

**Executive Session** at 10:15 am based on RCW 42.30.110(i) for potential litigation expected to last 30 minutes.

**Executive Session continued** at 10:45 am expected to last five minutes. Those waiting outside the room were notified.

**Open Session** at 10:50 am.

Joe Chapman, Lauri Sherfey, Randy Baldree, Piper Mitchell and Troy Woody joined the audience.

New Waste Landfill

Mr. Verhulp asked for approval of a resolution to authorize Baker Boyer Bank to release funds to the owner/operators of New Waste Landfill for post closure care expenses this year.

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**Motion** – Mr. Koch: I move to authorize Baker Boyer Bank to release \$32,557.94 to New Waste Landfill, along with a letter to be sent in that regard. Second by Mr. Peck. 3:0 vote in favor. (Exhibit 6) This is Resolution 2009-092.

**WSU EXTENSION**

WSU Extension Director Lauri Sherfey and WSU Southeast District Director Randy Baldree met with the Board. Present in audience: Ryan Verhulp, Joe Chapman, Christopher Giles, Troy Woody, Piper Mitchell, Rosie H. Rumsey, Ronelle Nelson, Pat Austin and Kevin Scott, Dan Blasdel, Rick Rochleau, Jennifer Bowe, Sharon Paradis, Lori Schmidt, Rick Long, Mike Monk, Mike Killian, Tim Fife, Tiffany Coffland, Becky Mulkey, Tom Westerman, Robin Stanco, Jerrod MacPherson, Judge Cameron Mitchell, Steve Lowe, Kelly Schadler, Kelly Martin and Zona Lenhart.

**Appreciation**

Mr. Baldree said we appreciate the ongoing partnership and support you've shown for WSU and WSU Extension in Franklin County. You truly are great partners.

**Extension Funding**

Mr. Baldree explained some of the funding process for Extension. He said grants and contracts are among the things we're very proud of, being able to take fairly modest resources gathered together and leverage them into grants and contracts. The total was about \$23 million in 2008. The counties' contributions are part of the figure. Franklin County's 2008 amount was \$1,205,000.

Mr. Miller said we feel the partnership is important.

Mr. Koch said we have drafted a letter that was sent off asking for support of Extension. Mr. Baldree has seen the letter and thanked the Board for sending it.

**Vacant Position**

Mr. Baldree said we are in a hiring freeze so we are basically in a holding pattern regarding filling the vacant position in Extension at this point until we know more about the budget situation. We appreciate your willingness from the budget standpoint to hold the position for us in the event we can fill it.

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**2009 BUDGET**

Present in audience: Ryan Verhulp, Joe Chapman, Christopher Giles, Troy Woody, Piper Mitchell, Rosie H. Rumsey, Ronelle Nelson, Pat Austin and Kevin Scott, Dan Blasdel, Rick Rochleau, Jennifer Bowe, Sharon Paradis, Barb Hart, Rick Long, Mike Monk, Mike Killian, Tim Fife, Tiffany Coffland, Becky Mulkey, Tom Westerman, Robin Stanco, Jerrod MacPherson, Judge Cameron Mitchell, Steve Lowe, Kelly Schadler, Kelly Martin, Zona Lenhart and Lauri Sherfey.

Mr. Bowen said we're having budget difficulties. Projected revenues are not coming in as we had hoped. We're at a \$500,000 deficit. We are asking that department heads and elected officials hold back as much on expenditures as they can until we can see where we are over the next few months. There is a potential to open the budget at the end of June and the budget could be altered but we don't want to move too fast without seeing exactly where we are. He said he wanted to call this meeting so if you had any questions we could try to answer your questions. It was mostly just to ask you to be as responsible as you can and help us get through this situation right now.

The Board members and Mr. Bowen answered questions.

**COUNTY ADMINISTRATOR** (continuing)

Present in audience: Joe Chapman.

Letter to Governor Christine Gregoire

**Motion** – Mr. Peck: I move approval of letter from the Franklin County Board of Commissioners to Governor Gregoire regarding Coyote Ridge Corrections Center and Franklin County. It's a letter regarding our request to support impact fees due to the construction of the prison. Second by Mr. Koch. 3:0 vote in favor. (Exhibit 7)

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Eltopia Water System: Acceptance Statement of Qualifications for Engineer Services  
Feasibility Study

Mr. Bowen said Franklin County is applying for a \$24,000 study-only grant to look at upgrading Eltopia's water system. It was advertised. We received one statement back from Harms Engineering.

**Adjourned** at 11:28 am.

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There being no further business, the Franklin County Board of Commissioners meeting was adjourned until March 9, 2009.

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 March 23, 2009.