

MINUTES

BOARD OF BENTON COUNTY COMMISSIONERS

Regular Board Meeting
Tuesday, September 9, 2014, 9:00 a.m.
Commissioners' Conference Room
Benton County Courthouse, Prosser, WA

Present: Chairman James Beaver
Commissioner Shon Small
Commissioner Jerome Delvin
County Administrator David Sparks
Clerk of the Board Cami McKenzie

Benton County Employees Present During All or a Portion of the Meeting: Deputy Administrator Loretta Smith Kelty; Adam Fyall, Sustainable Development Manager; Public Works Manager Daniel Ford; Planning Manager Mike Shuttleworth; DPA Ryan Brown; Clerk Josie Delvin; District Court Administrator Jacki Lahtinen; Bob Woody, IT Department; GIS Manager Mary Phillips; Financial Analyst Paul Schut; Marty Groom and Lee Rawlings, Public Works; Steve Donavan and RJ Lott, Planning; DPA Steve Hallstrom.

Approval of Minutes

The Minutes of August 26, 2014 were approved.

Consent Agenda

MOTION: Commissioner Delvin moved to approve the consent agenda items "a" through "t". Commissioner Small seconded and upon vote, the Board approved the following:

Animal Control

- a. Line Item Transfer, Fund No. 0000-101, Dept. 137

Commissioners

- b. Letter Regarding State Contracts

Facilities

- c. Award of Courthouse HVAC & Façade Renovations to G2 Commercial Construction
- d. Contract w/G2 Commercial Construction of Courthouse HVAC & Facade Renovations

Human Services

- e. Contract Amendment w/Greater Columbia Behavioral Health for Mental Health Services
- f. Contract Amendment w/Greater Columbia Behavioral Health to Operate a Prepaid Inpatient Health Plan

Information Technology

- g. Purchase Authorization from Southern Computer Warehouse for Fujitsu Scanners for Clerk's Office

- h. Authorization for Conversion of Tyler Eagle Recorder Database
- i. Authorization for Conversion of Tyler Content Manager Database

Juvenile

- j. Contract w/Prosser School District for Truancy Services
- k. Line Item Transfer, Fund No. 0115-101, Dept. 173

Personnel

- l. Appointment of Designee for the Washington Counties Risk Pool

Prosecuting Attorney

- m. Mediated Settlement of Estate of K Culp

Public Works

- n. Lease Agreement w/Wake Family Properties, LLC for Crush & Stockpiling
- o. Purchase Agreement w/LTI, Inc for Category 8 Road Salt
- p. Purchase Agreement w/Envirotech Services for Deicer
- q. Usage Agreement w/Owen Equipment for Street Sweeper
- r. Rescinding Resolution 2014-571 Awarding Gasoline Bid to Co-Energy
- s. Award of Gasoline & Diesel Fuel to Wondrack Distributing
- t. Authorization for Payment to Total Energy Management, Inc. for Emergency Heat Pump Repairs

Public Hearing - Comprehensive Plan Amendment – 2014-002

R.J. Lott and Mike Shuttleworth summarized the application by the City of West Richland and entered the following exhibit into the record:

- Exhibit BCCH1.1 - West Richland's Powerpoint

Mr. Lott said the City of West Richland was requesting an amendment to their Urban Growth Area (UGA) to add 93.94 acres to their existing UGA. The area was adjacent to West Richland's city limits and most commonly known as the former Tri-Cities Raceway and Benton REA substation. He said the site had documented levels of high nitrates, making the requirement of city water essential for redevelopment of this location. The Benton County Planning Commission reviewed the application and recommended approval to the Board of Commissioners.

He said the Planning Department recommended the Board keep this hearing open until September 30 for further consideration and time to prepare findings and conclusions.

Testimony

Nicole Stickney, Planning & Economic Development Manager and Russ Connole, Community Development Department, City of West Richland gave a Powerpoint presentation to show the importance of the application by the City of West Richland and briefly highlighted the following:

- Already identified as a commercial zone in the County; they saw it as more of a jurisdictional change from County commercial to City of West Richland

- There were high levels of nitrates so very limited without bringing into urban services – close to existing services
- Vision & Plan; Benefits
 - Job Creation, Tourism, Daytime Populations
 - Ideal Location – Red Mountain
 - Wine Waste Processing Available
- Importance of Timing
- Community Support

Commissioner Delvin asked if they had been in contact with Futurewise and they indicated that had been meeting and there was concern about the ranch property. However, as long as they were making progress with the ranch, they would be on board.

Larry Peterson, Port of Kennewick, said as the property owner, this inclusion into the UGA was crucial to the future of this land and. He said they had a meeting with Futurewise in 2013 before the application was filed.

MOTION: Commissioner Delvin moved to approve the Comprehensive Plan Amendment application File No. CPA 2014-002, to include 93.94 acres into the City of West Richland Urban Growth Area and that the Chairman of the Board in conjunction with the Planning Department prepare written findings and conclusions and changes to the official maps of the Comprehensive Plan reflecting the Board’s decision to approve Comprehensive Plan Amendment application CPA 2014-002. Additionally, that the Board continue this hearing until September 30, 2014, for consideration and possible adoption of said findings and conclusions and signing of the resolution. Commissioner Small seconded.

Discussion

Commissioner Delvin said he worked on this issue in the Legislature and felt like it was the right step going forward with the Red Mountain interchange.

Commissioner Small said they had been working very diligently on this issue and that it was a job well done.

Chairman Beaver agreed and said that it was imperative for city services to be extended for economic development in this area.

Upon vote, the motion carried unanimously.

Other Business

The Board meeting for September 23, 2014 was cancelled.

Commissioner Delvin asked if anyone would be responding to the CBC Focus Group invitation. Commissioner Small said he would be attending in September.

Executive Session – Grievance Proceedings

Commissioner Small recused himself from this issue.

The Board went into executive session at 9:28 a.m. with DPA Steve Hallstrom for up to 20 minutes to discuss the County’s position in grievance proceedings. Also present were Ryan Brown, Loretta Smith Kelty, Marty Groom, Lee Rawlings, Daniel Ford, David Sparks, and Cami McKenzie. The Board came out at 9:43 a.m. Mr. Hallstrom stated the Board discussed the County’s position on grievance proceedings but took no action.

Vouchers

Check Date: 08/29/2014

Warrant #: 107570-107714
Total all funds: \$38,637.19

Transfers #: 082901-082906
Total all funds: \$33,969.19

Warrants #: 107938-108052
Total all funds: \$578,349.47

Check Date: 09/05/2014

Payroll Checks
Warrant #: 237598-237695
Direct Deposit #: 97139-97727
Total all funds: \$2,057,242.31

Payroll Deductions
Warrant #: 108393-108410
Taxes #: 10114091-101140913
Total all funds: \$2,111,749.98

Check Date: 09/05/2014

Warrant #: 108093-108281
Total all funds: \$4,075.25

Transfers #: 090501-090504
Total all funds: \$26,628.18

Warrants #: 108290-108392
Total all funds: \$141,387.57

Total amounts approved by fund can be reviewed in the Benton County Auditor's Office.

Resolutions

- 2014-648: Line Item Transfer, Fund No. 0000-101, Dept. 137
- 2014-649: Award of Courthouse HVAC & Façade Renovations to G2 Commercial Construction
- 2014-650: Contract w/G2 Commercial Construction of Courthouse HVAC & Facade Renovations
- 2014-651: Contract Amendment w/Greater Columbia Behavioral Health for Mental Health Services
- 2014-652: Contract Amendment w/Greater Columbia Behavioral Health to Operate a Prepaid Inpatient Health Plan
- 2014-653: Purchase Authorization from Southern Computer Warehouse for Fujitsu Scanners for Clerk's Office
- 2014-654: Authorization for Conversion of Tyler Eagle Recorder Database
- 2014-655: Authorization for Conversion of Tyler Content Manager Database
- 2014-656: Contract w/Prosser School District for Truancy Services
- 2014-657: Line Item Transfer, Fund No. 0115-101, Dept. 173
- 2014-658: Appointment of Designee for the Washington Counties Risk Pool
- 2014-659: Mediated Settlement of Estate of K Culp
- 2014-660: Lease Agreement w/Wake Family Properties, LLC for Crush & Stockpiling
- 2014-661: Purchase Agreement w/LTI, Inc for Category 8 Road Salt
- 2014-662: Purchase Agreement w/Envirotech Services for Deicer
- 2014-663: Usage Agreement w/Owen Equipment for Street Sweeper
- 2014-664: Rescinding Resolution 2014-571 Awarding Gasoline Bid to Co-Energy
- 2014-665: Award of Gasoline & Diesel Fuel to Wondrack Distributing
- 2014-666: Authorization for Payment to Total Energy Management, Inc. for Emergency Heat Pump Repairs

There being no further business before the Board, the meeting adjourned at approximately 9:43 a.m.

Clerk of the Board

Chairman