

## MINUTES

### BOARD OF BENTON COUNTY COMMISSIONERS

Special Board Meeting  
Tuesday, February 17, 2015, 9:00 a.m.  
Benton County Justice Center  
Commissioners' Conference Room  
Kennewick, WA 99337

**Present:** Chairman Jerome Delvin  
Commissioner Shon Small  
Commissioner James Beaver  
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; Fairgrounds Office Manager John Donley; Bryan Perry, Risk Management; and Paul Schut, Financial Analyst.

#### Lease Agreement w/Tri-City Horse Racing Association/Nancy Sorick

Paul Schut presented the new Lease Agreement for the Board's consideration. He said the lease was signed at the February 10, 2015 board meeting. However, it was discovered there were issues regarding insurance and concerns regarding the corporate status that needed to be reviewed.

He indicated the new lease had been reviewed by Bryan Perry and the Prosecuting Attorney's office and it met with their approval. He said the Tri-City Horse Racing Association now had the general liability insurance requirements for the horse training and had until March 27 to provide adequate insurance for the horse racing. Additionally, that Ms. Sorick had signed in her personal capacity.

Commissioner Small asked if Ms. Sorick had adequate self-insurance. Ms. Sorick indicated she had her homeowner's insurance but would be meeting at the insurance company this morning once it opened.

Mr. Schut indicated they had received both verbal and written verification of the required general liability insurance and that it would cover any losses. Additionally, that Ryan Brown had reviewed and approved the contract as to form.

**MOTION:** Commissioner Beaver moved to approve the lease agreement between Benton County and the Tri-City Horse Racing Association/Nancy Sorick for the Benton County Fairgrounds, South of the Rail. Commissioner Small seconded.

Discussion

Commissioner Small acknowledged the County employees had worked hard to get the agreement ready and approved but still had concerns about the liability insurance, personal liability insurance, corporate structure, and waiting until the last minute.

Commissioner Beaver thanked the team for its work. He said he also had concerns this issue came up every year and they still couldn't get it right. Additionally, he did not like it happening at the last minute and suggested everyone be better prepared and have better communication in the future.

Chairman Delvin also thanked the staff for their efforts and Mr. Hoover for his assistance. He said Mr. Hoover agreed to start the process earlier and that he would continue to work on this issue to get it resolved.

Upon vote, the motion carried unanimously.

**Resolution**

2015-154: Lease Agreement w/Tri-City Horse Racing Association and Nancy Sorick – Fairgrounds – South of the Rail

There being no further business before the Board, the meeting adjourned at approximately 9:15 a.m.

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Clerk of the Board

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Chairman