

**COMMISSIONERS' MINUTES
KITTTITAS COUNTY, WASHINGTON
SPECIAL MEETING**

TUESDAY

4:00 P.M.

MAY 3, 2005

Board members present: Chairman Perry D. Huston, Vice-Chairman David Bowen & Commissioner Alan Crankovich.

Others: Julie Kjorsvik, Clerk of the Board; Paul Bennett, Public Works Director; and approximately 3 members of the public.

PUBLIC HEARING

ER & R SURPLUS EQUIPMENT

PUBLIC WORKS

At approximately 4:00 p.m. **CHAIRMAN HUSTON** opened a public hearing to consider the surplus of E.R. & R. Equipment No. 272 - 2000 CAT 140H Grader, equipment No. 273 - 2000 CAT 140H Grader, and Equipment No. 278 - 1991 John Deere 772BH Grader; and Award the Bids for Two (2) New Motor Graders According to Specifications Set Forth by Kittitas County.

PAUL BENNETT, PUBLIC WORKS DIRECTOR presented a staff report. He Explained that E.R. & R Equipment No.'s 272 and 273 were purchased with a "buy-back" option from NC Machinery. The buy-back option stipulated that NC Machinery would buy-back the Public Works Department's two graders in the amount of \$133,000 each if they completed the transaction within 5 years or 5000 hours, whichever came first. He explained the advantages of the buy-back program including the County would have two graders in excellent condition, low maintenance costs, and a high operational readiness rate. The ownership costs are less with the buy-back option than if the County owned them outright.

THERE BEING NO PUBLIC INTERESTED IN TESTIFYING, THE PUBLIC PORTION OF THE HEARING WAS CLOSED.

RESOLUTION 2005-64

AWARD BID & DISPOSE OF E.R. & R PUBLIC WORKS

Commissioner Bowen moved to approve Resolution No. 2005-64, to Award a Bid to Furnish Two (2) New Motor Graders and Dispose of E.R.&R. #272 - 2000 CAT 140H Grader and E.R.&R. #273 - 2000 CAT 140H Grader, and E.R.&R. #278 1991 John Deere 772BH, and to authorize the Chair to sign the contract documents for the award. Commissioner Crankovich seconded. Motion carried 3-0

At approximately 4:07 p.m. **CHAIRMAN HUSTON** opened the public hearing to consider surplusing of the structures and approximately three (3) acres located Northwest of Pioneer Road in Section 23, Township 18, Range 18.

PAUL BENNETT, PUBLIC WORKS DIRECTOR gave a staff report. He reported that the right-of-way acquisitions had been made for the Bowers Road project. He said the County reached an agreement with Mrs. Rasmussen, who owned parcels 18-18-23000-0012 and 18-18-23000-0009 which was needed for the alignment of Bowers Road. A condition of the sale included purchasing the entire parcels for the acreage, a house and other structures. There was asbestos abatement conducted and they were currently removing it from the home. He indicated it would not be feasible to move the home because it is too brittle. There are three structures located on the acquired Bowers Road right-of-way; a residential house, shed and milking parlor, all of which must be removed prior to the construction of Bowers Road. He recommended declaring the structures located on Bowers Road right-of-way as surplus to the County's needs and to direct Public Works to dispose of said structures. He also recommended declaring the 3.21 acres of land surplus to County needs and direct to surplus the property in according to RCW and all those structures located on that property (a barn). He said he would recommend the County holding a public auction.

THOSE PRESENT & TESTIFYING: BRAD CAMPBELL representing himself and his family, expressed concerns relating to the use of property for construction purposes. He encouraged the County to wait and make their decision until after the Bowers Road project is completed. He claimed they knew little information about the Bowers Road project and they live right in the area and felt they should be informed. He questioned if Pioneer Road would become a through road. He referenced a well that was currently in the right-of-way and the possible effects to his water. He also questioned the lateness of the hearing notice that he received at the end of April.

CHAIRMAN HUSTON questioned the timeline for notices to property owners. **MR. BENNETT** answered the publication requirements were met in the newspaper and would check to see when notice was sent out to the parties of record. He addressed Mr. Campbell's concerns. He said the County was two parcels short of owning necessary properties for project. He indicated there was only one person utilizing well and it would be sealed and removed. **THERE BEING NO ADDITIONAL TESTIMONY THE PUBLIC PORTION OF HEARING WAS CLOSED.**

CHAIRMAN HUSTON expressed concerns of having empty buildings and making sure it was not a nuisance to public. He also said it would be beneficial to tax payers to get the property back on the tax rolls. **MR. BENNETT** said he would find out how to cap a well and would send a copy to the Commissioner's as well as Mr. Campbell.

COMMISSIONER BOWEN moved to declare the property surplus as recommended by staff including the house, milking parlor and shed and to direct staff to prepare the enabling documents for the May 17, 2005 Commissioner Agenda. **COMMISSIONER CRANKOVICH** seconded. Motion carried 3-0.

It was noted that the barn would be included with the remainder the of property. **MR. BENNETT** felt the sealed bid process would be the best option with a minimum bid set by the Board.

CHAIRMAN HUSTON moved to continue the public hearing until Tuesday May 17, 2005 at 2:00 p.m. to consider enabling documents.

COMMISSIONER BOWEN seconded. Motion carried 3-0. It was noted that the record was closed.

PUBLIC HEARING NON-EXCLUSIVE IRRIGATION FRANCHISE PUBLIC WORKS

At approximately 4:34 p.m. **CHAIRMAN HUSTON** opened the public hearing to consider granting a Non-exclusive Irrigation Franchise on Upper Badger Pocket Road near the Intersection of Upper Badger Pocket Road and Katen Road.

PAUL BENNETT, PUBLIC WORKS DIRECTOR reviewed the proposed Non-Exclusive Irrigation Franchise on Upper Badger Pocket Road near the intersection of Upper Badger Pocket Road and Katen Road. He recommended the Board approve the franchise.

THERE BEING NO ONE IN ATTENDANCE REQUESTING TO TESTIFY, THE PUBLIC PORTION OF THE HEARING WAS CLOSED.

COMMISSIONER CRANKOVICH moved to approve a Non-Exclusive Irrigation Franchise to use County Roads, Rights-of-Ways and other County Property with Lloyd and Glennis Carney, for Tax No. 16-20-06010-0010. **COMMISSIONER BOWEN** seconded. Motion carried 3-0.

Meeting adjourned at 4:40 p.m.

CLERK OF THE BOARD

Julie A. Kjorsvik

**KITTITAS COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON**

Perry D. Huston, Chairman