



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

STUDY SESSION MINUTES

January 10, 2011

THOSE PRESENT:

Alan Crankovich, Obie O'Brien, Paul Jewell (BOCC), Kirk Holmes, Kelly Carlson, Kathy Jurgens Jim Van de Venter, Christina Wollman, Maria Fischer (PW) Matt Anderson (Maint), Dan Davis, Dan Valoff, Mandy Weed (CDS), Stephanie Happold, Neil Caulkins (PROS)

GUESTS PRESENT:

Catherine Clerf, Chad Bala, Lindsey Ozbolt, Wayne Nelson, Steve Lathrop, Paul Eisenberg, Jason Smith, Lance Bailey

HYAK ROAD SYSTEM- COST PER LANE MILE COMPARISON:

Kirk noted that the Board requested PW do a brief financial analysis of annual maintenance costs of on-system roads in Hyak. That analysis is done and has been provided to the Board. Kirk explained his handout and the history of the Hyak area road system. He has also been working with the Prosecutor's staff on this issue. Kirk has contacted the Hyak Home Owners' Association to try and set up a meeting with that group to discuss the various options, including a possible Transportation Benefit District in the Hyak area. The County has 2 full time winter staff assigned to Hyak, and 3 significant pieces of equipment placed there in the winter months, and has a very difficult time storing the snow clearing equipment, with no facilities to enclose it.

Board Direction:

Report back to the Board after meeting with the Hyak Homeowners' Association.

TEANAWAY RIVER – REACH & SITE ASSESSMENT:

Kirk stated that WSDOT has completed a reach and site assessment on the Lower Teanaway River, and PW would like the Board to allow the use of this work as preliminary engineering for projects the County plans to do in that area. Jason Smith of WSDOT explained the report as the result of WSDOT suffering years and years of flooding and slope failure in the Lower Teanaway Reach that affected its road system. WSDOT and Dept. of Fish and Wildlife hydrologists, engineers, environmental planners, and biologists were all involved in its creation. He explained that the key to understanding the report is that the

Teanaway River had a substantial flood plain which has been reduced over the years by structures meant to protect the public infrastructure. The meander analysis portion is very important regarding any future proposed projects, and Jason expanded on the explanation of the meander of the river in that area. Kirk explained that the use of this WSDOT analysis will allow the County to develop partnerships and leverage funds to do larger scale projects on the Lower Teanaway Reach.

Board Direction:

The Board wishes to read the Site Assessment prior to making a decision.

**2010 ENERGY GRANT
PROJECT UPDATE:**

Kathy Jurgens presented the Board with a breakdown of the project budget for the ARRA/Energy Efficiency Grant. She related the history of the grant and its original intentions. The budget for the UC Shop portion has been revised to \$131,710.00, and the lighting retrofit of the Morris Sorenson building has been revised to \$32,000.00. In addition, there are other projects that could be considered, but PW would like to move the funds around to areas that could use it the most if the funds will not be spent at the Morris-Sorenson Building. The pay back amount from the City of Ellensburg for the lighting retrofit at the Morris-Sorenson Building was discussed. Energy efficiency work at the Lower County Shop was discussed. Then discussion followed on the serious HVAC problems in the Treasurers' and Assessors' Offices, including the number of employees in each office. Christina noted that we are behind the timeline already, and any changes have to be approved by the Dept. of Commerce prior to implementation.

Board Direction:

BOCC directed PW and Maintenance to get estimates for HVAC for Treasurer/Assessor wing and M. Sorenson Building (Health Dept. and Misdemeanant Probation areas only).

**SUNCADIA
RECAPITALIZATION UPDATE:**

Paul Eisenberg of Suncadia stated that the Commissioners have received the Letters of Credit which extend to May 31, 2011, but Suncadia still cannot state an extension date further out than that. He went on to note that Suncadia had a terrific year in 2010 on the Operations side, but is not at a break-even point yet. He re-capped the real estate sales, stating that new home construction held up "pretty well". The County has signed off on all the plats; they are all fully completed and the work has been

inspected. Commissioner Jewell asked Paul about Suncadia's non-payment of property taxes, which continues to affect the County and other junior taxing districts adversely. Paul noted that this is the most expensive debt that Suncadia currently has, and would be paid off as soon as the recapitalization closes. Alan asked Paul what has changed in the recapitalization efforts since he last reported to the Board. Paul explained the complexity of the recapitalization efforts with all the various players involved. Lathrop added that he believes Suncadia is totally "in-sync" with their agreement with the County, and asked that the Board tell them what they would like from Suncadia in the way of updates on the recapitalization effort. Discussion followed.

Board Direction:

The Board would like to be kept as informed as possible, with another update on the recapitalization effort in February.

The meeting was adjourned at 2:39 p.m.

 11/2/11

Kirk Holmes
Public Works Director