STUDY SESSION MINUTES
December 6, 2004

THOSE PRESENT:  Perry Huston, Bruce Coe, Max Golladay, Paul Bennett and Candi Sanders

GUEST PRESENT: Bill Vertees and Allen Sullivan

Transfer of Gladmar Park to General Fund

Mr. Bennett discussed a title transfer of 11.66 acres from the Road Fund to the General Fund and then wanted a statement made that said all the rest belong to the General Fund also. The Public Works Dept. did not have the property appraised, but looked at the surrounding property and based on that and the staff time it would take to draw up the documents, that $3,000.00 would be a fair price. The Public Works Dept. could have the documents to the Commissioners by the 21st.

Commissioner Huston said that his interest was to revisit the notion of the park with Paul at the Beginning of the year. Once the new Facilities director is in place, then we can determine as to who would be in-charge of this project/park. There is no rush because we don't really have the budget yet. He will look at it the first of the year.

Commissioner Huston wondered why a tax default would go to the road fund.

Commissioner Coe asked if we were trying to get all the roads and property into the general fund.

Commissioner Golladay said that at one point Gladmar was an active Pit.

Mr. Bennett said that the 11 acres was a gravel pit at one time.

Commissioner Coe said than the purpose of this transfer is to get the property under one fund.

Mr. Bennett said yes that is the purpose and there is also about 5 acres that are owned by the Conservation District.

Commissioner Coe asked if the unimproved portion is included.

Mr. Bennett said that it was and depending on how the Quiet Title goes, will determine if we will have to maintain the levy and if someone from Kittitas County will need to have access to it.
Commissioner Coe wanted to know if that was the reason for the Quiet Title.

Commissioner Bennett said no, it is to resolve the conflict of who owns the property.

Commissioner Huston said all these Hodge-Podge parcels need to be put under the general fund. He would like to start with the smallest and move up to the largest ones.

Mr. Bennett said that the Executive Session with Greg Zempel and Mr. DePaepe (Quiet Title) has no time-line yet. Mr. Zempel has filed the first statutory requirements. (Wade Road Access)

**BOARD DIRECTION:** Let's table this until the January Study Session. We need to determine if it meshes with the budget and then check with Judy to see about the possibility of amending the 2004 budget if she can, or we will put it in the 2005 budget.

**Winston Bridge Access Issues**

Mr. Bennett said that the Forest Service was asking for information. Per Mr. Huston, Paul wanted to know if it passed the Beacon Ridge Test? Meaning, just because a road has been trespassed on for 10 years doesn't make it a public access.

Commissioner Coe wanted to know if there was an easement along the water.

Mr. Bennett said that the Forest Service is willing to grant an easement, no fee simple, perpetual easement. It will be a three party agreement. (Between Suncadia, Forest Service and then Suncadia again.) Suncadia needs to get the agreement to the Forest Service and have that settled before bringing it to the Board of County Commissioners. If the road is a public access road, then it needs to be brought up to the current Road and Bridge Standards.

Commissioner Coe wanted to know if the Forest Service wants to be Co-Manager?

Mr. Bennett said no. As Suncadia submits for Phase II, they will need this road and a second access. They may want to consider another Round-about.

Commissioner Coe said that in a town down south with a population of 90,000 they used reduction bumps instead of stop lights and that he was amazed at how good they worked.

Mr. Bennett said that they probably didn't get much snow there.

**BOARD DIRECTION:** The Board has not changed regarding this issue.

**Potential Small Works Roster Cost Cap Violation**

Mr. Bennett said that there is a potential Cost Cap Violation with the Pease Road Reconstruction bid that went out to the Small Works Roster. It is very close right now. The Engineer's estimate was $120,000.00 and the lowest bidder came in at around $150,000.00 not
including the change orders. It seems that as the rock came in the depths were different and there was a problem when we converted from yards to tons. We should have used 1.4. After the change orders, it could still come in right below $200,000.00, but it will be close. Kathy Jurgens did some research and can put together a note to the Auditor and send a courtesy copy to the State Auditor. If they would have known that the price would have exceeded $200,000.00 then they would have done a formal bid. No one deliberately scoped the project out low.

**BOARD DIRECTION:** The public will benefit from this project and thanks for the heads up.

### Third Interchange Letter of Support

Mr. Bennett said that if you are okay with the letter, then he will just change the date.

**BOARD DIRECTION:** The letter was fine and put into correspondence for tomorrow.

### OAK TREE ESTATES

Mr. Bennett said that the letter head was correct and that the signatures were correct and that was about it. Eli Shoval wants the roads to be private. The issue is that one plat wants the roads to be private and some adjoining plats want the roads to be public. (paved or graveled surface requirements on the same road.) Carpine agreed to a 30 foot Public right-of-way but can’t get the easement. Eli Shoval want a 30 foot private road.

Commissioner Huston said that Eli Shoval needs to apply for a plat amendment and that there are policies in place to handle this situation.

Mr. Bennett feels that the amendment of the plat should go to CDS and should be able to be handled at the director level.

Mr. Bennett said he sent a letter stating that he would not approve this and sent it to CDS for comments.

Commissioner Coe said that an access road is important.

Mr. Bennett responded to a letter from Steve Lathrop and stated that he was disappointed because he was making accusations and asked Mr. Denison to write a letter of retraction to him.

**BOARD DIRECTION:** If they want to make changes to the plat then they will have to amend it.
De-Icer (Change in Product)

Mr. Bennett stated that we had a change in product from Mag Chloride to Calcium Chloride because it is less corrosive. Calcium Chloride is down to .64 cents a gallon and is substantially less corrosive. $100k is spent on material and $5,000.00 more on the application process. With Calcium Chloride, we don’t have to apply as much because it sticks better. The sugar cane keeps the material on the roads. With the Calcium Chloride, we can start getting roads at a 500 ADT or above. Right now we get roads with a 700 ADT.

BOARD DIRECTION: No board direction.

Budget of Equipment

Mr. Bennett said that we would like to add two more pieces of equipment to our budget. We would like to add a snow blower for the front of the new truck that is going to be here in short while. It would be excellent for the Hyak area. We can grade in summer and plow in winter.

Mr. Bennett said that we would also like to get a Ruffometer. This piece of equipment would measure the roughness of the road by bumps per inch. My standard is not very scientific by the white shirt and coffee method. If the coffee spills on my white shirt then the road is too rough. Chip-sealing is as efficient as possible. Pre-leveling however, we spend a lot. We need more information in order to save. With this information and the ability to spend less time and money on pre-leveling, the maintenance crews will be able to do more projects.

BOARD DIRECTION: Need to look at diversion to deal with the services of the Sheriff’s Dept.

Adjourned at 2:30pm

Paul D. Bennett, P.E.
Director of Public Works