

COMMISSIONERS RECORD 46  
FRANKLIN COUNTY  
Commissioners' Proceeding for May 11, 2005

The Honorable Board of Franklin County Commissioners met on the above date. Present for the meeting were Frank H. Brock, Chairman; Neva J. Corkrum, Chair Pro Tem; Bob Koch, Member; Fred Bowen, County Administrator; and Mary Withers, Clerk to the Board.

## OFFICE BUSINESS

Secretary Patricia Shults met with the Board.

### Consent Agenda

**Motion** - Mrs. Corkrum: I move for approval of the consent agenda as follows:

1. Approval of **Resolution 2005-178** in the matter of reappointment of Jerry Schneider to the Benton-Franklin Workforce Development Council to fill the F-17 position representing Private Sector Business, with said term expiring June 30, 2008. (Exhibit 1)
2. Approval of **Resolution 2005-179** in the matter of reappointment of Karen Wieda to the Benton-Franklin Workforce Development Council to fill the B-3 position representing Private Sector Business, with said term expiring June 30, 2008. (Exhibit 2)
3. Approval of **Resolution 2005-180** in the matter of reappointment of Rick Peenstra to the Benton-Franklin Workforce Development Council to fill the B-5 position representing Private Sector Business, with said term expiring June 30, 2008. (Exhibit 3)
4. Approval of **Resolution 2005-181** in the matter of reappointment of Deanna Baalman to the Benton-Franklin Workforce Development Council to fill the B-9 position representing Private Sector Business, with said term expiring June 30, 2008. (Exhibit 4)
5. Approval of **Resolution 2005-182** in the matter of reappointment of Debbie Bone Harris to the Benton-Franklin Workforce Development Council to fill the F-22 position representing Private Sector Business, with said term expiring June 30, 2008. (Exhibit 5)
6. Approval of **Resolution 2005-183** in the matter of reappointment of Mike Mitchell to the Benton-Franklin Workforce Development Council to fill the F-18 position representing Labor, with said term expiring June 30, 2008. (Exhibit 6)
7. Approval of **Resolution 2005-184** in the matter of reappointment of Bruce Hawkins to the Benton-Franklin Workforce Development Council to fill the B-4

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position representing Education K-12, with said term expiring June 30, 2008.  
(Exhibit 7)

8. Approval of **Resolution 2005-185** in the matter of reappointment of Claude Oliver to the Benton-Franklin Workforce Development Council to fill the B-28 position representing Economic Development, with said term expiring June 30, 2008. (Exhibit 8)
9. Approval of **Resolution 2005-186** in the matter of reappointment of Stephen Harrell to the Benton-Franklin Workforce Development Council to fill the B-21 position representing Community Based Organization, with said term expiring June 30, 2008. (Exhibit 9)
10. Approval of **Resolution 2005-187** in the matter of reappointment of Neva J. Corkrum to the Benton-Franklin Workforce Development Council to fill the F-29 position representing Economic Development, with said term expiring June 30, 2008. (Exhibit 10)

Second by Mr. Koch. 3:0 vote in favor.

Vouchers/Warrants

**Motion** - Mr. Koch: I move for approval of Current Expense warrants 45113 through 45180 in the amount of \$26,539.14. Second by Mrs. Corkrum. 3:0 vote in favor.  
(Exhibit 11)

**Motion** - Mrs. Corkrum: I move for approval of the Salary Clearing payroll for \$395,449.27; Warrants 37212 through 37328 for \$148,679.71; warrants 37329 through 37334 for \$40,713.70; and Direct Deposit for \$206,055.86. Second by Mr. Koch. 3:0 vote in favor.

The following amounts are also listed on the cover sheet but do not require Board approval:

Emergency Management payroll warrants 7132 through 7138 for \$2,806.77; warrants 7139 through 7142 for \$951.45; and Direct Deposit for \$7,323.73; for a total of \$11,081.95; and

Irrigation payroll warrants 10803 through 10817 for \$8,156.92; and warrants 10818 through 10821 for \$1,034.89; for a total of \$9,191.81. (Exhibit 12)

Request for Laptop Computer

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Information Services Director Kevin Scott has received a request from County Clerk Mike Killian to purchase a laptop computer for use in the courtrooms using funds from the Jury Fees line item. Mrs. Corkrum said it should have been brought up at budget time, not now. The Board said the Jury Fees line item needs to be used only for Jury Fees.

Mrs. Corkrum said she thinks the computers need to be brought up and prioritized through the budget process.

All the Board members stated they do not feel it is appropriate to buy a computer using the Jury Fees budget line item.

The Board doesn't know what the Clerk's Office has been using instead of a laptop computer. Mrs. Corkrum is curious why a laptop computer has not been used in the past to check in jurors.

Mr. Killian will be meeting with the Board later.

**COUNTY ADMINISTRATOR**

County Administrator Fred Bowen and Human Resources Director Tiffany Coffland met with the Board.

**Executive Session** at 9:18 a.m. regarding union negotiations expected to last 15 minutes.

**Open Session** at 9:48 a.m.

**PUBLIC WORKS**

Engineer Tim Fife and Human Resources Director Tiffany Coffland met with the Board.

**Executive Session** at 9:49 a.m. regarding union negotiations expected to last five minutes.

**Open Session** at 10:02 a.m.

Ms. Coffland left the meeting. Ryan Verhulp joined the audience.

Award of Bid: 2005 Pavement Striping

**Motion** – Mr. Koch: So moved to accept the pavement striping 2005 bid to Road Products, Inc., of Spokane, for \$97,683.13. Second by Mrs. Corkrum. 3:0 vote in favor. (Exhibit 13)

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CRP 574 – Glade North & Selph Landing Intersection Determination of Value, Parcel #574-01

A safety project is requiring purchase of right-of-way from Wayne Woodward who owns a chemical company. It impacts his loading dock. The property value is about \$4500 but the damages are \$68,000 because the office has to be relocated as well as having other work done. The review appraisal was done by the Washington State Department of Transportation (WSDOT). The Board reviewed the paperwork.

**Motion** – Mrs. Corkrum: I move approval for the Glade North and Selph Landing intersection CRP 574 for just compensation to Wayne Woodward, et. al., meaning “others,” for a total of \$68,000. Second by Mr. Koch. (Exhibit 14)

Request for Waiver of Chiawana Park Usage Fees by AA Chapter #5

**Motion** – Mrs. Corkrum: I move for approval of waiving the \$25 park fee to the AA Chapter #5 for a picnic in Chiawana Park, west end. Second by Mr. Koch. 3:0 vote in favor. (Exhibit 15)

Parks

Many large groups are showing up at the park without reservations. The park caretaker has asked if he should get a receipt book and collect the fee from those people. The Board said no, that the caretaker can notify people of the fee and ask them to pay it at the Public Works office.

**PROSECUTOR**

Chief Civil Deputy Prosecutor Ryan Verhulp met with the Board.

**Executive Session** at 10:09 a.m. regarding potential litigation expected to last five minutes.

**Open Session** at 10:14 a.m.

Commissioners Secretary Patricia Shults joined the meeting.

Claims

In the past, claims were not treated as an official claim unless they were submitted on the county's official claim form. Mr. Verhulp said Washington law spells out basic

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elements that a person must allege in a written document to submit to a municipality which amounts to a claim.

County Clerk Mike Killian joined the audience.

The Board asked that claims be numbered in whatever form they are received by the Commissioners Office. The claims will then be sent to the Prosecutor's Office for evaluation.

Ms. Shults left the meeting.

County Insurance Coverage

County Administrator's Secretary Bridgette Scott joined the meeting.

Mr. Verhulp said Neal Smiley of Conover Insurance has contacted him at the Board's request inquiring about additional information relating to past claims for Mr. Smiley to do an assessment. Mr. Verhulp asked if the Board wants to waive attorney/client privilege so he can talk to Mr. Smiley.

Mr. Bowen asked Ms. Scott to tell the Board about insurance information she has obtained in the last several months. Ms. Scott gave the Board an update.

Prosecutor Steve Lowe joined the audience.

Mrs. Corkrum is not in favor of switching insurance coverage from the Risk Pool. Mr. Brock and Mr. Koch would like to obtain more information before making a decision.

Mr. Lowe said his understanding is the county can only work through local brokers, not directly with the insurance providers.

Mr. Lowe explained the difference between the two types of insurance, claims made and occurrence. He would advise the Board not to use the "claims made" type of policy because it limits the amount of time that the county could file a claim. He does not know what type of policy is being offered to the county this year. The county currently has an "occurrence policy."

Mr. Verhulp told Mr. Lowe about Mr. Smiley's inquiry to him asking for additional information about claims as part of Mr. Smiley's estimate. He told Mr. Lowe he has asked the Board if they want to authorize attorney/client privilege so Mr. Verhulp

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can provide Mr. Smiley with the information. Mr. Lowe said the insurance companies can get it from the Risk Pool because it is public documents.

Ms. Scott said the Risk Pool gave us a printout of the claims but it is vague and does not include names of cases. It shows only the dollar amount.

Mr. Brock asked Ms. Scott to ask the insurance provider for a quote to compare what they would offer. Mr. Lowe said they may want more information that we can give them to get a quote.

**Recessed** at 10:32 a.m.

**Reconvened** at 10:39 a.m.

**COUNTY ADMINISTRATOR (continuing)**

Present in audience: Steve Lowe, Ryan Verhulp, Bobbie Littrell and F. J. Anderson.

Extension on Property Insurance

**Motion** – Mrs. Corkrum: I move we send a letter to Mr. Christenson of Willis of Seattle, Inc., regarding extending the property insurance policy to October 1, 2005. Second by Mr. Koch. 3:0 vote in favor. (Exhibit 16)

Courthouse Renovation Fund #310-000-001

Courthouse Renovation Fund figures were reviewed. Actual amounts for Change Orders 1 through 7 total \$270,853.97. More change orders are expected.

**Recessed** at 10:45 a.m. to hold a Workshop Session regarding Affordable Housing policy.

Mrs. Corkrum noted that the Executive Session for TRAC General Manager interview that was on the agenda would not be held because it was held on Monday, May 9 instead.

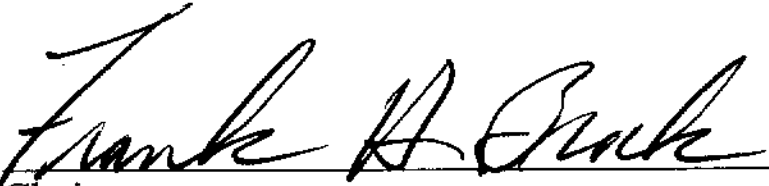
**Reconvened** at 11:34 a.m.

**Adjourned** at 11:34 a.m.


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There being no further business, the Franklin County Board of Commissioners meeting was adjourned until May 16, 2005.

BOARD OF COUNTY COMMISSIONERS  
FRANKLIN COUNTY, WASHINGTON

  
Chairman

  
Chairman Pro Tem

  
Member

Attest:

  
Clerk to the Board

Approved and signed May 16, 2005.

## FRANKLIN COUNTY

RESOLUTION NO. 2005 178

BEFORE THE BOARD OF COMMISSONERS OF FRANKLIN COUNTY,  
WASHINGTON;

IN THE MATTER OF REAPPOINTMENT OF JERRY SCHNEIDER TO THE  
BENTON-FRANKLIN WORKFORCE DEVELOPMENT COUNCIL

WHEREAS, the term of office for Jerry Schneider on the Benton-Franklin Workforce Development Council, Position F-17 which represents Private Sector Business, expires on June 30, 2005, and

WHEREAS, Jerry Schneider, 2420 Stevens Center Pl., Richland, WA 99352, has expressed his interest and willingness to be reappointed as a member on the Workforce Development Council, Position F-17 Private Sector Business; NOW, THEREFORE,

BE IT RESOLVED that Jerry Schneider is hereby reappointed, as of July 1, 2005, to fill Position F-17 which represents Private Sector Business, said term expiring on June 30, 2008.

Dated

May 11, 2005

Attest:

Mary Withers  
Clerk to the BoardFrank H. Bink  
Chairman of the BoardThomas Corbun  
MemberR. Koch  
Member

Constituting the Board of Commissioners of  
Franklin County,  
Washington



## FRANKLIN COUNTY

RESOLUTION NO. 2005 179

BEFORE THE BOARD OF COMMISSONERS OF FRANKLIN COUNTY,  
WASHINGTON;

IN THE MATTER OF REAPPOINTMENT OF KAREN WIEDA TO THE BENTON-  
FRANKLIN WORKFORCE DEVELOPMENT COUNCIL

WHEREAS, the term of office for Karen Wieda on the Benton-Franklin Workforce Development Council, Position B-3 which represents Private Sector Business, expires on June 30, 2005, and

WHEREAS, Karen Wieda, PO Box 999 MS K1-12, Richland, WA 99353, has expressed her interest and willingness to be reappointed as a member on the Workforce Development Council, Position B-3 Private Sector Business; NOW, THEREFORE,

BE IT RESOLVED that Karen Wieda is hereby reappointed, as of July 1, 2005, to fill Position B-3 which represents Private Sector Business, said term expiring on June 30, 2008.

Dated

May 11, 2005

Attest:

Mary Withers  
Clerk to the Board

Frank A. Brink  
Chairman of the Board  
Steve Corbreen  
Member  
R. K. K.  
Member

Constituting the Board of Commissioners of  
Franklin County,  
Washington

**FRANKLIN COUNTY**  
**RESOLUTION NO. 2005 180**

**BEFORE THE BOARD OF COMMISSONERS OF FRANKLIN COUNTY,  
WASHINGTON;**

**IN THE MATTER OF REAPPOINTMENT OF RICK PEENSTRA TO THE BENTON-  
FRANKLIN WORKFORCE DEVELOPMENT COUNCIL**

**WHEREAS**, the term of office for Rick Peenstra on the Benton-Franklin Workforce Development Council, Position B-5 which represents Private Sector Business, expires on June 30, 2005, and

**WHEREAS**, Rick Peenstra, Community First Bank, 6401 W. Clearwater Avenue, Kennewick, WA 99336, has expressed his interest and willingness to be reappointed as a member on the Workforce Development Council, Position B-5 Private Sector Business; **NOW, THEREFORE,**

**BE IT RESOLVED** that Rick Peenstra is hereby reappointed, as of July 1, 2005 to fill the B-5 position for Private Sector Business representation, said term expiring on June 30, 2008.

Dated

May 11, 2005

Attest:

Mary Withers  
Clerk to the Board

Frank A. Burk  
Chairman of the Board

[Signature]  
Member

[Signature]  
Member

Constituting the Board of Commissioners of  
Franklin County,  
Washington

## FRANKLIN COUNTY

RESOLUTION NO. 2005 181

BEFORE THE BOARD OF COMMISSONERS OF FRANKLIN COUNTY,  
WASHINGTON;

IN THE MATTER OF REAPPOINTMENT OF DEANNA BAALMAN TO THE  
BENTON-FRANKLIN WORKFORCE DEVELOPMENT COUNCIL

WHEREAS, the term of office for Deanna Baalman on the Benton-Franklin Workforce Development Council, Position B-9 which represents Private Sector Business, expires on June 30, 2005, and

WHEREAS, Deanna Baalman, 3600 Eastlake Dr., West Richland, WA 99353, has expressed her interest and willingness to be reappointed as a member on the Workforce Development Council, Position B-9 Private Sector Business; NOW, THEREFORE,

BE IT RESOLVED that Deanna Baalman is hereby reappointed, as of July 1, 2005 to fill the B-9 position for Private Sector Business representation, said term expiring on June 30, 2008.

Dated

May 11, 2005

Attest:

Clerk to the Board

Mary WithersFrank H. Bink  
Chairman of the BoardDeanna Baalman  
MemberKE Rock  
Member

Constituting the Board of Commissioners of  
Franklin County,  
Washington

**FRANKLIN COUNTY**  
**RESOLUTION NO. 2005 182**

**BEFORE THE BOARD OF COMMISSONERS OF FRANKLIN COUNTY,  
WASHINGTON;**

**IN THE MATTER OF REAPPOINTMENT OF DEBBIE BONE HARRIS TO THE  
BENTON-FRANKLIN WORKFORCE DEVELOPMENT COUNCIL**

**WHEREAS**, the term of office for Debbie Bone Harris on the Benton-Franklin Workforce Development Council, Position F-22 which represents Private Sector Business, expires on June 30, 2005, and

**WHEREAS**, Debbie Bone Harris, 1411 W. Clark, Pasco, WA 99301, has expressed her interest and willingness to be reappointed as a member on the Workforce Development Council, Position F-22 Private Sector Business; **NOW, THEREFORE,**

**BE IT RESOLVED** that Debbie Bone Harris is hereby reappointed, as of July 1, 2005, to fill the F-22 position for Private Sector Business representation, said term expiring on June 30, 2008.

Dated

May 11, 2005

Attest:

Mary Withers  
Clerk to the Board

Frank H. Burk  
Chairman of the Board

Steve Parker  
Member

ReKarl  
Member

Constituting the Board of Commissioners of  
Franklin County,  
Washington

## FRANKLIN COUNTY

RESOLUTION NO. 2005 183

BEFORE THE BOARD OF COMMISSONERS OF FRANKLIN COUNTY,  
WASHINGTON;

IN THE MATTER OF REAPPOINTMENT OF MIKE MITCHELL TO THE BENTON-  
FRANKLIN WORKFORCE DEVELOPMENT COUNCIL

WHEREAS, the term of office for Mike Mitchell on the Benton-Franklin Workforce  
Development Council, Position F-18 which represents Labor, expires on June 30, 2005, and

WHEREAS, Mike Mitchell, 2011 W. Yakima, Pasco, WA 99301, has expressed his interest and  
willingness to be reappointed as a member on the Workforce Development Council, Position  
F-18 Labor, and has submitted an application with endorsement from Central Washington  
Building Trades Council; NOW, THEREFORE,

BE IT RESOLVED that Mike Mitchell is hereby reappointed, as of July 1, 2005 to fill the F-18  
position for Labor representation, said term expiring on June 30, 2008.

Dated

May 11, 2005

Attest:

Mary Wither  
Clerk to the BoardFrank H. Brink  
Chairman of the BoardDavid J. Carls  
MemberP. Koch  
Member

Constituting the Board of Commissioners of  
Franklin County,  
Washington

**FRANKLIN COUNTY**  
**2005 184**  
**RESOLUTION NO. \_\_\_\_\_**

**BEFORE THE BOARD OF COMMISSONERS OF FRANKLIN COUNTY,  
WASHINGTON;**

**IN THE MATTER OF REAPPOINTMENT OF BRUCE HAWKINS TO THE BENTON-  
FRANKLIN WORKFORCE DEVELOPMENT COUNCIL**

**WHEREAS**, the term of office for Bruce Hawkins on the Benton-Franklin Workforce Development Council, Position B-4 which represents Education K-12, expires on June 30, 2005, and

**WHEREAS**, Bruce Hawkins, 3918 W. Court St., Pasco, Washington 99301, has expressed his interest and willingness to be reappointed as a member on the Workforce Development Council, Position B-4 Education K-12; **NOW, THEREFORE**,

**BE IT RESOLVED** that Bruce Hawkins is hereby reappointed, as of July 1, 2005, to fill the Position B-4, which represents Education K-12, said term expiring on June 30, 2008.

Dated

May 11, 2005

Attest:

Mary Withers  
Clerk to the Board

Frank H. Burk  
Chairman of the Board

David Parkman  
Member

Reed  
Member

Constituting the Board of Commissioners of  
Franklin County,  
Washington

## FRANKLIN COUNTY

RESOLUTION NO. 2005 185

**BEFORE THE BOARD OF COMMISSONERS OF FRANKLIN COUNTY,  
WASHINGTON;**

**IN THE MATTER OF REAPPOINTMENT OF CLAUDE OLIVER TO THE BENTON-  
FRANKLIN WORKFORCE DEVELOPMENT COUNCIL**

**WHEREAS**, the term of office for Claude Oliver on the Benton-Franklin Workforce Development Council, Position B-28 which represents Economic Development, expires on June 30, 2005, and

**WHEREAS**, Claude Oliver, 1837 W. 12<sup>th</sup> Avenue, Kennewick, WA, 99337 has expressed his interest and willingness to be reappointed as a member on the Workforce Development Council, Position B-28, Economic Development; **NOW, THEREFORE,**

**BE IT RESOLVED** that Claude Oliver is hereby reappointed, as of July 1, 2005 to fill the B-28 position for Economic Development representation, said term expiring on June 30, 2008.

Dated

May 11, 2005

Attest:

Mary Withers

Clerk to the Board

Frank A. Burk

Chairman of the Board

David Jackson

Member

R. Koch

Member

Constituting the Board of Commissioners of  
Franklin County,  
Washington

## FRANKLIN COUNTY

RESOLUTION NO. 2005 186

BEFORE THE BOARD OF COMMISSONERS OF FRANKLIN COUNTY,  
WASHINGTON;

IN THE MATTER OF REAPPOINTMENT OF STEPHEN HARRELL TO THE  
BENTON-FRANKLIN WORKFORCE DEVELOPMENT COUNCIL

WHEREAS, the term of office for Stephen Harrell on the Benton-Franklin Workforce Development Council, Position B-21 which represents Community Based Organizations expires on June 30, 2005, and

WHEREAS, Stephen Harrell, 1215 West Lewis Street, Pasco, WA 99301, has expressed his interest and willingness to be reappointed as a member on the Workforce Development Council, Position B-21 Community Based Organization; NOW, THEREFORE,

BE IT RESOLVED that Stephen Harrell is hereby reappointed, as of July 1, 2005, to fill the B-21 position for Community Based Organization representation, said term expiring on June 30, 2008.

Dated

May 11, 2005

Attest:

Mary Witters  
Clerk to the BoardFrank H. Burk  
Chairman of the Board[Signature]  
Member[Signature]  
Member

Constituting the Board of Commissioners of  
Franklin County,  
Washington.



## FRANKLIN COUNTY

RESOLUTION NO. 2005 187

BEFORE THE BOARD OF COMMISSONERS OF FRANKLIN COUNTY,  
WASHINGTON;

IN THE MATTER OF REAPPOINTMENT OF NEVA J. CORKRUM TO THE  
BENTON-FRANKLIN WORKFORCE DEVELOPMENT COUNCIL

WHEREAS, the term of office for Neva J. Corkrum on the Benton-Franklin Workforce Development Council, Position F-29 which represents Economic Development, expires on June 30, 2005, and

WHEREAS, Neva J. Corkrum, 1016 N. 4<sup>th</sup>, Pasco, WA 99301, has expressed her interest and willingness to be reappointed as a member on the Workforce Development Council, Position F-29, Economic Development; NOW, THEREFORE,

BE IT RESOLVED that Neva J. Corkrum is hereby reappointed, as of July 1, 2005 to fill the F-29 position for Economic Development representation, said term expiring on June 30, 2008.

Dated

May 11, 2005

Attest:

Mary Withers  
Clerk to the Board

Frank H. Brink  
Chairman of the Board  
Neva J. Corkrum  
Member  
R. Koch  
Member

Constituting the Board of Commissioners of  
Franklin County,  
Washington

EXHIBIT 11  
Franklin County Auditor

May 11, 2005

1016 North 4th Avenue  
Pasco, WA 99301

ZONA LENHART, Auditor  
509-545-3840 • Fax: (509) 545-2142  
www.co.franklin.wa.us

P.O. Box 1451  
Pasco, WA 99301

May 11, 2005

Franklin County Commissioners:

Vouchers audited and certified by the auditing officer by RCW 42.24.080, expense reimbursement claims certified by RCW 42.24.090, have been recorded on a listing, which has been sent to the board members.

Action: As of this date, May 11, 2005,  
Move that the following warrants be approved for payment:



<u>FUND</u> Expenditures	<u>WARRANT</u> <u>Range</u>	<u>AMOUNT</u> <u>Issued</u>
Current Expense	45113-45180	\$26,539.14

In the amount of \$26,539.14. The motion was seconded by  
And passed by a vote of 3 to 0.



Accounting  
545-3505

Elections  
545-3538

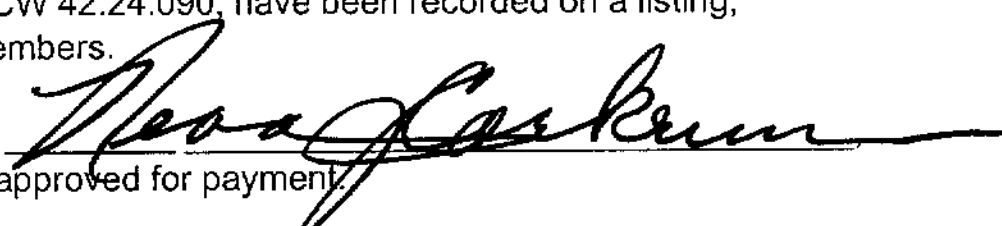
Recording  
545-3536

Licensing  
545-3533

May 13, 2005

Franklin County Commissioners:


Vouchers audited and certified by the auditing officer by RCW 42.24.080, expense reimbursement claims certified by RCW 42.24.090, have been recorded on a listing, which has been sent to the board members.

Action: As of this date, 05/13/2005,   
move that the following warrants be approved for payment.

FUND	WARRANT	AMOUNT
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**Salary Clearing Payroll:**

37212-37328	148,679.71
37329-37334	40,713.70
Direct Deposit	<u>206,055.86</u>
<b>Total</b>	<b><u><u>\$395,449.27</u></u></b>

In the amount of \$ **395,449.27** . The motion was seconded by 

and passed by a vote of **3** to **0** .

**Emergency Mgmt Payroll:**

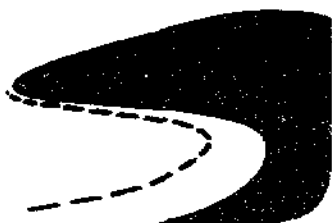
7132-7138	\$2,806.77
7139-7142	951.45
Direct Deposit	<u>7,323.73</u>
<b>Total</b>	<b><u><u>\$11,081.95</u></u></b>

**Irrigation Payroll:**

10803-10817	\$8,156.92
10818-10821	\$1,034.89
Direct Deposit	<u>0.00</u>
<b>Total</b>	<b><u><u>\$9,191.81</u></u></b>

# FRANKLIN COUNTY

## PUBLIC WORKS DEPARTMENT



Tim Fife, P.E., Public Works Director/County Engineer  
Guy F. Walters, Assistant Public Works Director

**DATE:** May 11, 2005  
TF-05-042

**TO:** Board of County Commissioners  
Franklin County, Washington

**FROM:** Tim Fife, P.E.  
Public Works Director/County Engineer

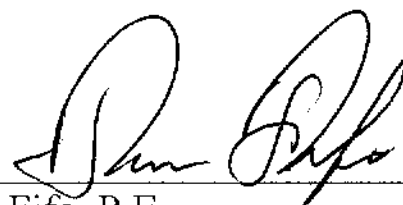
**SUBJECT:** Pavement Striping – 2005  
Special Maintenance Project 543.68

I recommend that the above mentioned project be awarded to Road Products Inc. of Spokane, WA.

Their bid of \$97,683.13 was the lowest bid received and was 9% lower than engineer's estimate.

Dated this 11<sup>th</sup> day of May, 2005.

Recommended:

  
\_\_\_\_\_  
Tim Fife, P.E.  
Public Works Director/County Engineer

Approved:

  
\_\_\_\_\_  
Frank H. Brock, Chair

  
\_\_\_\_\_  
Neva J. Corkrum, Chair Pro Tem

  
\_\_\_\_\_  
Robert E. Koch, Member

Attest:

  
\_\_\_\_\_  
Clerk of the Board

FRANKLIN COUNTY PUBLIC WORKS  
PAVEMENT STRIPING - 2005  
County Special Maint. Project #542.68  
BID TABULATION SHEET

BID OPENING DATE: May 4, 2005

Road Products, Inc.  
P.O. Box 11072  
Spokane, WA 99211-1072

Engineer's Estimate

Stripe Rite, Inc.  
P.O. Box 1724  
Auburn, WA 98071

ITEM NO.	PLAN QUANTITY	ITEM	UNIT	PRICE	AMOUNT	UNIT	PRICE	AMOUNT	UNIT	PRICE	AMOUNT
1	92.95	Skip Center Stripe - 15 mil	MILE	\$90.00	\$8,365.50		\$105.00	\$9,759.75		\$110.00	\$10,224.50
2	29.47	Skip Center Stripe - 25 mil	MILE	\$140.00	\$4,125.80		\$175.00	\$5,157.25		\$170.00	\$5,009.90
3	33.61	Double Yellow Center - 15 mil	MILE	\$285.00	\$9,578.85		\$350.00	\$11,763.50		\$415.00	\$13,948.15
4	7.3	Double Yellow Center - 25 mil	MILE	\$620.00	\$4,526.00		\$600.00	\$4,380.00		\$595.00	\$4,343.50
5	69.61	No-Pass with Skip Center - 15 mil	MILE	\$210.00	\$14,618.10		\$260.00	\$18,098.60		\$330.00	\$22,971.30
6	16.58	No-Pass with Skip Center - 25 mil	MILE	\$435.00	\$7,212.30		\$390.00	\$6,466.20		\$485.00	\$8,041.30
7	105.54	Edge Stripe - 15 mil	LANE MILE	\$195.00	\$20,580.30		\$220.00	\$23,218.80		\$215.00	\$22,691.10
8	29.90	Edge Stripe - 25 mil	LANE MILE	\$345.00	\$10,315.50		\$350.00	\$10,465.00		\$375.00	\$11,212.50
9	2.15	Lane Stripe - 15 mil	LANE MILE	\$220.50	\$474.08		\$200.00	\$430.00		\$110.00	\$236.50
10	4640	Painted Gore Stripe - 15 mil	L.F.	\$0.35	\$1,624.00		\$0.30	\$1,392.00		\$0.10	\$464.00
11	450	Painted Gore Stripe - 25 mil	L.F.	\$0.45	\$202.50		\$0.40	\$180.00		\$0.20	\$90.00
12	636	Painted Crosswalk Line	S.F.	\$2.50	\$1,590.00		\$3.50	\$2,226.00		\$2.00	\$1,272.00
13	611	Painted Stop Line	L.F.	\$3.20	\$1,955.20		\$3.50	\$2,138.50		\$4.00	\$2,444.00
14	75	Painted Traffic Arrow	EACH	\$30.00	\$2,250.00		\$45.00	\$3,375.00		\$26.00	\$1,950.00
15	52	Painted Traffic Letter	EACH	\$20.00	\$1,040.00		\$50.00	\$2,600.00		\$15.00	\$780.00
16	15	Painted Railroad Crossing Symbol	EACH	\$150.00	\$2,250.00		\$150.00	\$2,250.00		\$165.00	\$2,475.00
17	4,650	Painted Traffic Island	S.F.	\$1.50	\$6,975.00		\$0.75	\$3,487.50		\$0.40	\$1,860.00
TOTAL:					\$97,683.13			\$107,388.10			\$110,013.75

# FRANKLIN COUNTY

## PUBLIC WORKS DEPARTMENT

**Tim Fife, P.E.**, Public Works Director/County Engineer  
**Guy F. Walters**, Assistant Public Works Director

DATE: May 11, 2005  
 TF-05-043

TO: Board of County Commissioners  
 Franklin County, Washington

FROM: Tim Fife, P.E.  
 Public Works Director/County Engineer

SUBJECT: Glade North & Selph Landing Intersection (CRP 574)

Consider this our formal request for your concurrence and authorization to offer "Just Compensation" to the following individual(s):

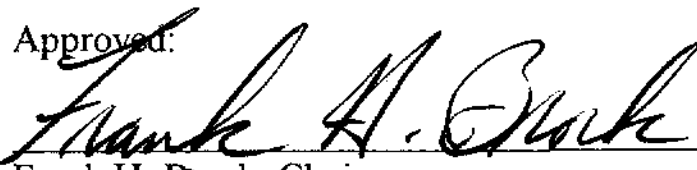
<u>Parcel No.</u>	<u>Name</u>	<u>Land Conveyed</u>	<u>Damages</u>
574-01	Wayne Woodward (et al) #124-240-188	\$4,500.00 (0.47 acres.)	\$68,000.00
<b>Total</b>		<b>\$72,500.00</b>	

Dated the 11 day of May, 2005.

Recommended:

  
 Tim Fife, P.E.  
 Public Works Director/County Engineer


Approved:

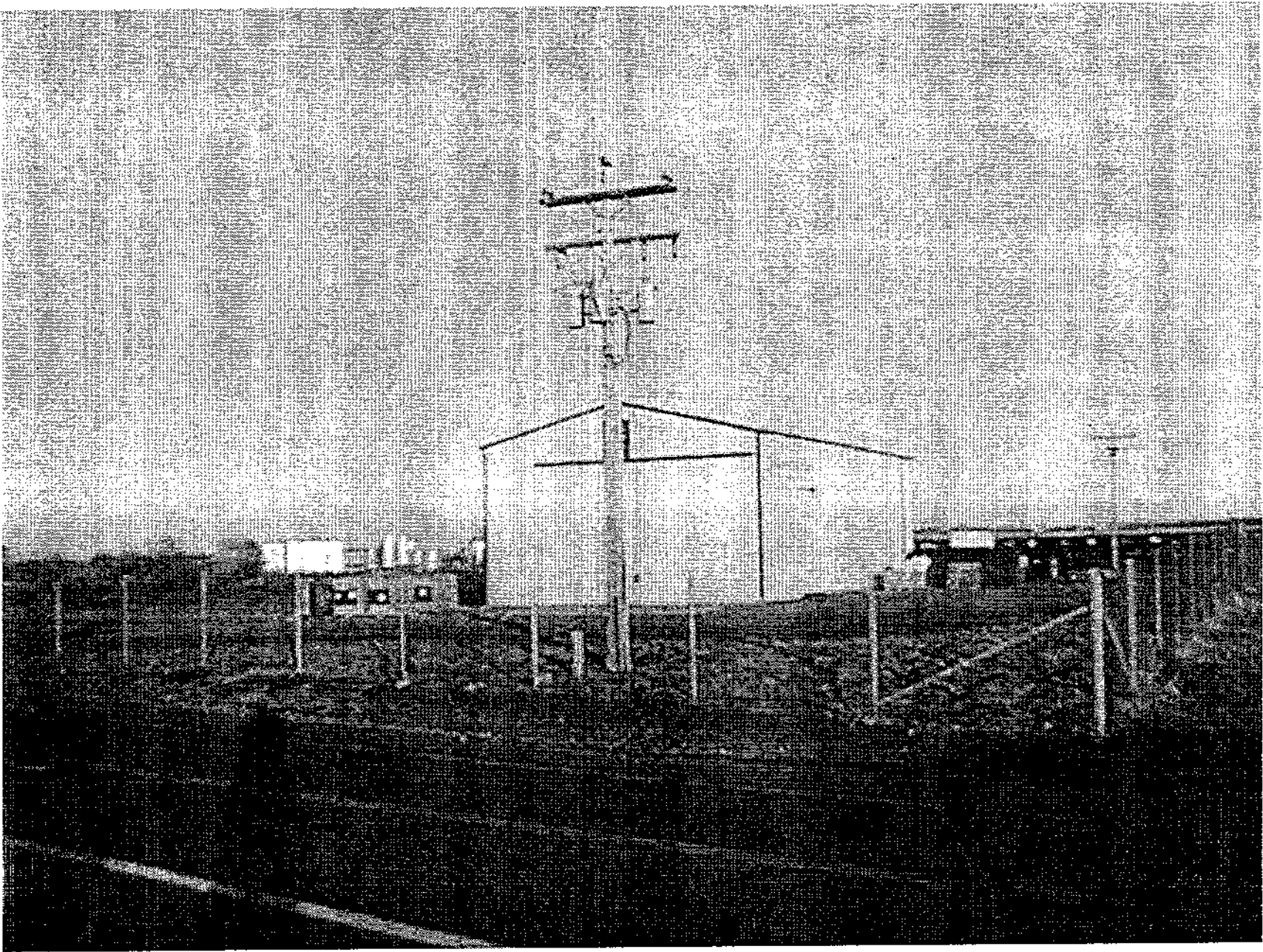
  
 Frank H. Brock, Chair

  
 Neva J. Corkrum, Chair Pro Tem

  
 Robert E. Koch, Member

Attest:

  
 Clerk of the Board





# Washington State Department of Transportation

 CERTIFICATE OF VALUE NO. 2

 Parcel No. 574  
 Owner: Wayne Woodward et al  
 Federal Aid No. STPH-F114(002)  
 Agency: Franklin County  
 Project: Glade N. Rd./Selph Landing Rd. I/S  
 Map Title: Glade North & Selph Landing Intersection  
CRP574  
 Map Sheet 1 of 1 Sheets  
 Map Approval Date: \_\_\_\_\_  
 Date of last map revision: 1/31/05

 TO: **Franklin County**  
 FROM: **Gary Bruner, SRWA, Review Appraiser**

*The following appraisals have been made on subject property:*

APPRAISER	DATE OF VALUATION	BEFORE VALUE	AFTER VALUE	VALUE DIFFERENCE	APPRAISER'S ALLOCATION	
					TAKING	DAMAGES
1. Mark Noble	12/7/2004	\$140,000	\$81,000	\$59,000	\$19,000	\$40,000

*The following prior determinations of value have been made on the subject property:*

REVIEWER	DATE OF VALUATION	APPRAISER	PRIOR DV	DV AMOUNT
1. Gary Bruner	12/07/2004	Mark Noble	#1	\$17,500

Subsequent to the issuance of DV #2, the reviewer has received additional information regarding the operation of the existing owner occupied fertilizer company and the owner's needs. The cost-to-cure included in DV #1 does not meet the existing owner's needs and is not feasible because of a septic tank and drain-field not identified in the appraisal report. The owner contends the turn radius and back-in area is not sufficient to back the truck-bubble tank trailer combinations into the structure from the west end and it would be impossible to back the combinations in from either the north or the south and utilize the full 36 FT length of the open storage and maintenance portion of the building. Ultimately, the only apparent solution for the current owner/occupant is to move the open storage and maintenance area to the east end of the building and move the mezzanine area to the west end of the building. Probuilt, a local builder specializing in meal buildings, has prepared a cost-to-cure. The estimated cost including sales tax is \$67,908.29 rounded to \$68,000. See attached estimate, Option # 2. It is important to note another occupant could operate in the subject structure in the remainder situation without major reconfiguration. While the cost-to-cure does not meet established standards under market value, the solution is justified. This cost-to-cure will make the current operator whole and is within the parameters of Just Compensation. The other alternative would be to purchase the structure and relocate the current owner-operator. The contributory value of the structure is estimated to be \$103,200 and the land \$36,800 for a total of \$140,000. Additionally, relocation costs could possibly exceed \$25,000.

A Summary Appraisal report has been prepared and reviewed. I am qualified by education and experience to perform this appraisal review competently. I inspected the subject and the sales on March 2, 3 and 4, 2005. The appraisal problem is to evaluate the impact of the fee simple acquisition of 0.47 AC. The acquisition will disrupt access to the existing service entrance on the west side of the structure. This entrance is used to off-load large liquid fertilizer containers and supplies.

The subject is a 5.12 AC site located on the northeast corner of Selph Landing Road and Glade North Road. The site is roughly triangular in shape and slightly undulating. Glade Road North forms the westerly boundary of the property and Selph Landing Road forms the southerly boundary. Access is from North Glade Road. The site is encumbered with several easements. The appraiser has adequately described the easements. The 150 FT wide electrical transmission line easement bi-sects the property and would inhibit full development of the property. The 30 FT electrical distribution line easement along the southerly side of the property and on the north side of Selph Landing Road is common to most properties in this rural setting and does not adversely development of the subject. The 60 FT Olympic Pipe Line Company easement runs roughly north and south on the easterly portion of the property and overlaps the BPA easement. The easterly side of the property is encumbered by an easement in favor of the U.S. Bureau of Reclamation for the Equatzel Wasteway. No



building can be placed on this easement and other uses are very limited. The site is improved with a 1,800 SF warehouse/office on a concrete slab with metal siding and roof. There is a mezzanine office over the easterly portion of the building. The structure was built in 1992. The building is 16 Ft at the eaves with a mezzanine office on the east end. The ceiling height under the mezzanine office area is 8 FT. The mezzanine office totals 720 SF. The westerly 36 X 30 FT (1080 SF) of the structure is an open shop/storage area that is 16 FT at the eaves. There is a 11 FT X 14 FT frame built sliding door on the west end of the building with concrete loading dock for service trucks that can be off loaded by forklifts. Electrical power and telephone are available and connected. Potable water is via a private well and there is an on-site septic tank and drain field. There is no natural gas available. The site is zoned I-2 Medium Industrial. The appraiser states the Highest and Best use of the subject land is vacant is for some type of agriculturally oriented- light industrial use. The reviewer concurs.

The revised acquisition totals 20,474 SF and runs along the west side of the subject on the east side of Glade Road North. The westerly service entrance to the building will not function in the after situation. This is the primary access to the structure for off loading supplies. The loading dock and service entrance can be relocated to the south west corner of the building and provide essentially the same ingress and egress for the forklifts. The portable shelves can be reconfigured to accommodate the new access point.

The appraiser has included four sales as an indication of the site's unencumbered land value. The sales ranged in size from 2 AC to 12.90 AC. The overall sales price ranged from \$31,000 to \$75,000. The unit values ranged from \$0.13/SF to \$0.36/SF. The appraiser correlates to an estimated unit value for the unencumbered land of \$0.25/SF or 64,033 SF @ \$0.25/SF = \$16,008. The appraiser referenced 6 land sales for an indication of the unit value of the easement encumbered land. The sales information is sketchy and complete sales sheets have not been provided. Based on the information provided, Sale #2 does indicate a 50% discount for encumbered land. The reviewer will use the appraiser's estimated unit value of \$0.125/SF for the easement encumbered land or 151,589 SF @ \$0.125 = \$18,949. The appraiser concludes the value of the isolated 7,405 SF portion of the subject lying north of the BPA easement has a value that is somewhere between the encumbered and unencumbered land. The reviewer will value this 7,405 SF area at the appraiser's unrestricted unit value of \$0.25/SF or 7,405 SF @ \$0.25/SF = \$1851. The total estimated land value is \$36,808 rounded to \$36,800.

64,033 SF Unencumbered	@ \$0.25/SF	= \$16,008
7,405 SF Unencumbered-not developed	@ \$0.25/SF	= \$ 1,851
<u>151,589 SF Encumbered</u>	@ \$0.125/SF	= <u>\$18,949</u>
Total 223,027 SF		= \$36,800(rd)*

The appraiser has used all three approaches to value to estimate the market value of the subject whole property. The structure is not in the acquisition. The acquisition does affect ingress and egress to the service entrance. As this will be remedied by a cost-to-cure, the reviewer will only briefly discuss the appraiser's whole property value conclusions. The appraiser has developed and analyzed four whole property sales. The overall sales price ranged from \$115,000 to \$142,200. The appraiser correlates to \$133,000 for the Sales Comparison approach. The appraiser estimates the total replacement cost new to be \$140,284 less 25% depreciation (\$35,071) for an indicated value of improvements = \$105,000(rd). The appraiser's estimated land value is \$36,000 for a total of \$141,000 for the Cost Approach. The appraiser's Income Approach was based on an Operating Income of \$12,641 and an Overall Rate of 9% for and estimated value for \$140,000 (rd). The appraiser correlates to an estimated market value for the subject whole property of \$140,000. The reviewer considers this to represent the uppermost range of value. As this is a partial acquisition with a cost-to-cure and the value supports the cost-to-cure, the reviewer concurs.

The revised acquisition area is 20,474 SF. The appraiser states the value of the land acquired is \$4,000 based on \$0.217/SF. In fact, the total of 20,474 SF @ \$0.217/SF is \$4,442.86. The reviewer calculates the acquisition area based on the revised R/W plan and the appraiser's unit values as follows: 14,375 SF "Unencumbered" @ \$0.25/SF = \$3,594, 1,307 SF "Unencumbered-not developed" @ \$0.188/SF = \$246 and 4,792 SF "Easement Encumbered" @ \$0.125/SF = \$599 for a total of \$4,439. As stated above, the reviewer will use the appraiser's unencumbered unit value of \$0.25/SF for the Unencumbered-not developed land or 1,307 SF @ \$0.25/SF = \$327. The total is \$4,520 = \$4,500(rd)\*\*\*.

14,375 SF Unencumbered	@ \$0.25/SF	= \$ 3,594
1,307 SF Unencumbered-not developed	@ \$0.25/SF	= \$ 327
<u>4,792 SF Encumbered</u>	@ \$0.125/SF	= <u>\$ 599</u>

Total 20,474 SF

= \$ 4,500(rd)\*\*\*

The remainder, based on the revised R/W map, will total 202,553 SF. The land unit values applied in the before and appropriate for the remainder. The reviewer calculates the remainder land as follows:

49,658 SF Unencumbered	@ \$0.25/SF	= \$12,415
6,098 SF Unencumbered-not developed	@ \$0.25/SF	= \$ 1,525
<u>146,797 SF Encumbered</u>	<u>@ \$0.125/SF</u>	<u>= \$18,350</u>
Total 202,553 SF		= \$32,300(rd)**

The appraiser has applied a 20% damage for functional obsolescence to the structure in the remainder situation. The appraiser has not supported the damage due to functional obsolescence and the reviewer can find no justification for any reduction in value due to the reconfiguration of the service entrance. As noted above, the structure will not serve the particular needs of the current owner/occupant in the remainder situation without major structural reconfiguration. However, there will continue to be sufficient space at the west end of the structure to off-load trucks with a forklift. This would accommodate the needs of many potential occupants.

The cost to cure has been discussed above. Without the cost-to-cure, the remainder would be an uneconomic to the current owner/occupants needs. Again, this cost-to-cure is to make the owner whole and is Just Compensation.

Except as noted above, the market data is adequate and appropriate. In general, the appraisal uses the correct methods and techniques. The market conclusions are reasonable and fit the evidence. This review is subject to the "SALIENT INFORMATION" and "ASSUMPTIONS AND LIMITING CONDITIONS" statements on file with the Appraisal Program Manager at the Olympia Service Center.

A summary of the reviewer's conclusions and value allocation follows:

<i>Before:</i> 223,027SF Land @ see above*	= \$ 36,800(rd)	
1800 SF metal building with 720 SF mezzanine	= \$103,200(rd)	
<b>TOTAL BEFORE:</b>		<b>= \$140,000</b>

<i>After:</i> 202,553 SF @ see above**	= \$ 32,300 (rd)	
1800 SF metal building with 720 SF mezzanine	= \$103,200(rd)	
<b>TOTAL AFTER</b>		<b>= \$135,500</b>
(less CC )		( 68,000)
		<b>\$ 67,500</b>

<i>Taking:</i> 20,474 SF land @ see above***	= \$ 4,500(rd)	
<b>TOTAL TAKING</b>		<b>= \$ 4,500</b>

<i>Damages: Cost-to-Cure</i>		<b>= \$ 68,000</b>
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<b>TOTAL DIFFERENCE BETWEEN THE BEFORE AND AFTER VALUES:</b>		<b>= \$ 72,500</b>
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## REVIEWER'S DETERMINATION OF VALUE (This Review):

## Reviewer's Allocation of Just Compensation:

VALUE BEFORE ACQUISITION: \$140,000  
 VALUE AFTER ACQUISITION: \$ 67,500  
 VALUE DIFFERENCE: \$ 72,500

Acquisition: \$ 4,500  
 Damages: \$ 68,000

**JUST COMPENSATION IS \$72,500 AS OF DECEMBER 7, 2004**

I, the review appraiser, certify that, to the best of my knowledge and belief:

1. The facts and data reported by the review appraiser and used in the review process are true and correct.
2. The analyses, opinions, and conclusions in this review report are limited only by the assumptions and limiting conditions stated in this review report, and are my personal, unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and I have no personal interest or bias with respect to the parties involved.
4. My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions or the use of this review report.
5. I have made the appraisal review and prepared this report in conformity with the Uniform Appraisal Standards for Federal Land Acquisition.
6. I have made the appraisal review and prepared this report in conformity with the Appraisal Foundation's Uniform Standards of Professional Appraisal Practice (USPAP), except to the extent that the Uniform Appraisal Standards for Federal Land Acquisitions required invocation of USPAP's Jurisdictional Exception Rule, as described in Section D-1 of the Uniform Appraisal Standards for Federal Land Acquisitions.
7. I did personally inspect the subject property of the report under review.
8. No one provided significant professional assistance to the person signing this review report.

I further certify that I understand that if the determination is to be used in conjunction with a Federal aid highway project or other federally funded project, and because of items compensable under State law, but not eligible for Federal reimbursement, none of the approved just compensation is ineligible for Federal reimbursement.

Washington State-certified general real  
 estate appraiser certificate number: 1100190

Signature

Gary H. Bruner, SRWA, Review Appraiser,  
 Washington State Department of Transportation

Date May 3, 2005

### ACQUIRING AGENCY CONCURRENCE AND AUTHORIZATION:

The Public Works Director of Franklin County does hereby indicate the concurrence with the above certification.

5-4-05  
 (date)

Tim Fife, P.E., Franklin County Public Works director

**Probuild, Inc.**

638 Stewart Rd.  
Walla Walla, WA 99362  
USA

Phone (509) 547-4857  
Fax (509) 527-8168

March 21, 2005

Gary H. Bruner, SRWA  
Review Appraiser/Certified General Appraiser  
Washington State Department of Transportation  
South Central Region  
Environmental and Engineering Programs  
PO Box 12560  
Yakima, WA 98909-2560

Subject: Advanced Agri-Tech Cost Estimate

Dear Gary,

The following is a summary of estimated cost to replace/modify the existing building of Advanced Agri-Tech on  
Globe North Rd. Pasco.

**Option One:**

Replace existing building and improvements:

Labor and materials overhead and profit=	\$ 103,795.60
State Sales Tax 7.7%(Franklin Co. Un.)=	\$ 7,997.26
Total Cost=	\$ 111,787.86

**Option Two:**

Remove existing 2nd floor office. Rebuild same on west end of existing building. Add 10'x14' sliding door on east end of building. Form and place 19.5'x39.5'x4" concrete slab and loading dock wall.

Labor and materials, overhead and profit=	\$ 63,053.20
State Sales Tax 7.7%(Franklin Co. Un.)=	\$ 4,855.09
Total Cost=	\$ 67,908.29 = \$ 68,000 (est)

**Option Three:**

Remove existing 2nd floor office. Build attached 20'x36' (720 sqft) office to north and east end of existing building. Form and place 19.5'x39.5' concrete slab and loading dock wall. Add 10'x14' sliding door to east end of building.

Labor and materials, overhead and profit=	\$ 66,349.16
State Sales Tax 7.7%(Franklin Co. Un.)=	\$ 5,108.88
Total Cost=	\$ 71,458.04

**Option Four:**

Install new 11'x14' Sliding door on south side-west end of existing building. Build loading dock wall and 19.5'x39.5'x4" slab on east end of building. Form and place 99'x12'x4" concrete pad on south side of building for access to new door. Office remains as is.

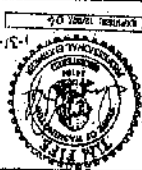
Labor and materials, overhead and profit=	\$ 11,828.40
State Sales Tax 7.7%(Franklin Co. Un.)=	\$ 910.78
Total Cost=	\$ 12,739.18

Other options can be applied by extrapolation from detailed estimate costs.

Respectfully Submitted,

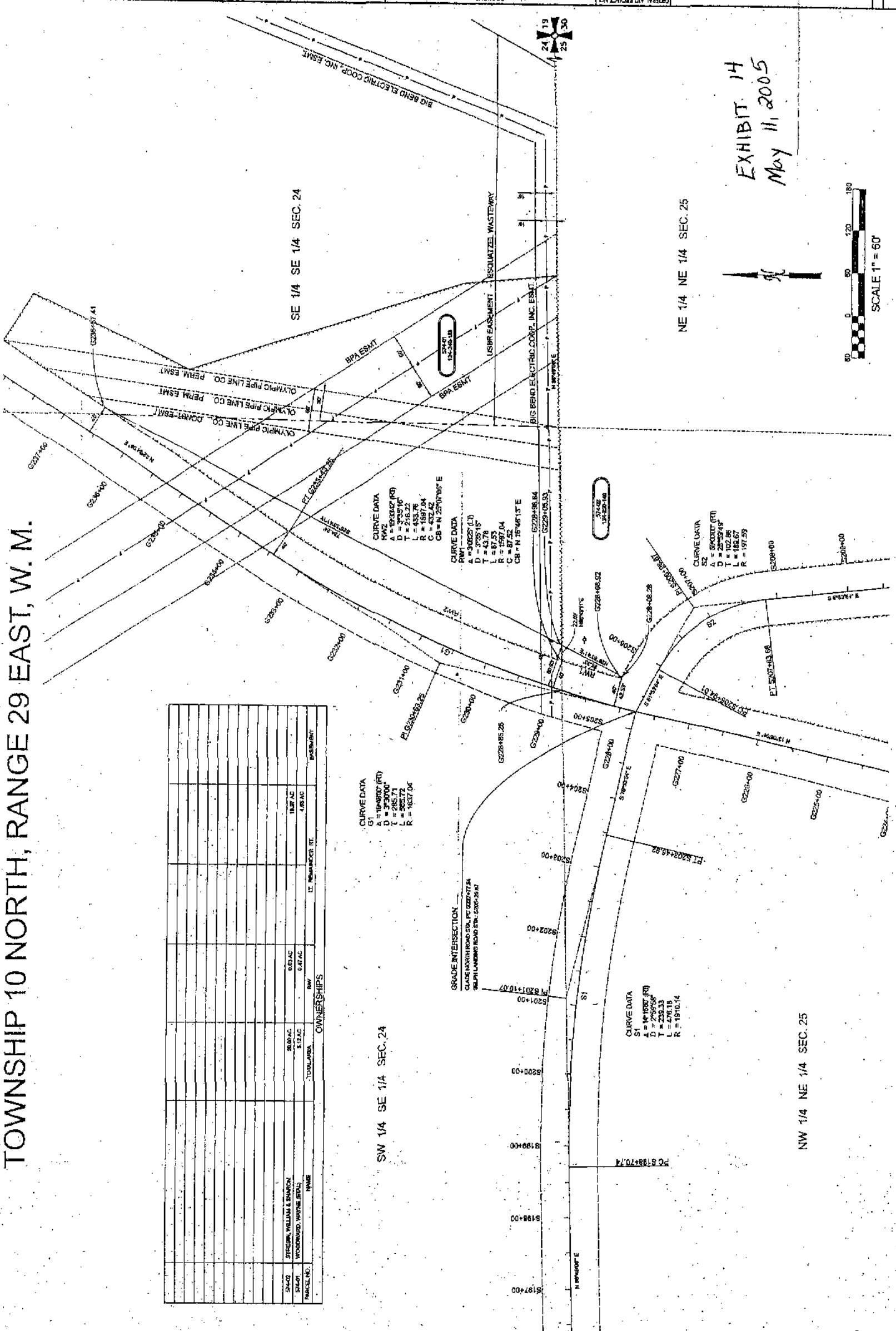
Diane Baugher  
President

**FRANKLIN COUNTY**  
**PUBLIC WORKS DEPARTMENT**  
4115 Pleasant Avenue • Fresno, WA 99001-7184

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GLADE NORTH &  
SELPH LANDING  
INTERSECTION  
CRP 574

RAWT	1 OF 1
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[illegible]

## REQUEST FOR WAIVER OF CHIAWANA PARK USAGE FEES

ORGANIZATION REPRESENTED: AA chapter #5BY APPLICANT: John GrageTITLE: memberSIGNATURE: [Signature]ADDRESS 3603 Verbena CtDATE REQUESTED 6-25-05Pasco WA 99301LOCATION Chiawana Park West endNO. IN PARTY 25-50PHONE NUMBER 509 302 0905 PARK FEE \$ \$25.00Reason for Waiver: non profit organization's annual picknickNon Profit #91-1369880

The above Request for Waiver has been granted by the Board of County Commissioners,  
Franklin County, Washington.

Dated the 11 day of May, 2005.

Approved:

Frank A. Brink  
Chair[Signature]  
Chair Pro Tem[Signature]

Member

Attest:

Mary Withers  
Clerk of the Board

May 11, 2005

Neva J. Corkrum  
District 1

Robert E. Koch  
District 2

Frank H. Brock  
District 3

Fred H. Bowen  
County Administrator

Tiffany Coffland  
Human Resources Director

Patricia Shults  
Executive Secretary

Board of County Commissioners  
**FRANKLIN COUNTY**

May 11, 2005

Mr. Hans Christenson  
Willis of Seattle, Inc.  
505 Union Station  
505 Fifth Avenue South, Suite 200  
Seattle, WA 98104

Re: **Property Policy**

Dear Mr. Christenson:

The Franklin County Board of Commissioners agree to extend our property policy to October 1, 2005 to coincide with the other county property policies.

An updated Statement of Values and vehicle schedule is enclosed per your request. Please contact our office should you need additional information.


Thank you for your assistance in this matter.

Sincerely,

BOARD OF COUNTY COMMISSIONERS  
FRANKLIN COUNTY, WASHINGTON

  
Frank H. Brock, Chair

  
Neva J. Corkrum, Chair Pro Tem

  
Robert E. Koch, Member

Enclosures - 2