

**BOARD OF COUNTY COMMISSIONERS  
LEWIS COUNTY, WASHINGTON  
BOARD MEETING MINUTES  
September 14, 2009**

The Board of County Commissioners for Lewis County, Washington met in regular session on Monday, September 14, 2009, at 10:00 a.m. **COMMISSIONERS RON AVERILL, P.W. SCHULTE, and F. LEE GROSE** were in attendance. **Chairman Grose** determined a quorum, called the meeting to order and proceeded with the flag salute. **Commissioner Schulte** moved to approve the minutes from the 10:00 a.m. meeting held on Monday, August 31, 2009. **Commissioner Averill** seconded.

Motion Carried 3-0

<b>Public Comment</b>
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Brian Jackson stated he was there on behalf of Brooks Funny Farm. They will be holding a reunion this Saturday, September 19, 2009 would like to request the Commissioner presence at it.

<b>Notice</b>
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**Commissioner Averill** made a motion to split the Notice Agenda into two sections. **Commissioner Schulte** seconded. Commissioner Averill read the proclamations into the record.

**1. Proclamation: Proclaiming the week of September 17-23 as "Constitution Week in Lewis County"**

**Rachel Anderson** stated she was there on behalf of the children of the Daughters of the American Revolution. She gave a bell to the Commissioners to ring on September 17, at 1:00.

**2. Proclamation: Proclaiming September as "NOAA Weather Radio Month".**

**Ross McDowell Emergency Management** stated this proclamation coincides with the National Preparedness Month. Lewis County has used this radio the last five years during emergencies. We are promoting purchases of NOAA radios as a notification system for citizens. He appreciates the backing of the BOCC to promote the radio.

**Chairman Grose** stated there were numerous places to obtain these radios. The Public Service Announcements only state one outlet to buy radios. He would appreciate the other places be mentioned also.

Motion carried 3-0

**Commissioner Averill** moved to approve Notice items two and three. **Commissioner Schulte** seconded the motion. Karri Muir, Clerk of the Board, read the items into the record.

**3. Request for Qualifications: For consulting services for the Financial System Implementation Services. Qualifications will be opened on or after 10:00 am on Monday, October 5, 2009. Resolution No. 09-304**

**Michael Strozyk Central Services** stated this resolution is for a RFQ for the implementation of the new finance system. This RFQ will allow us to request services. We anticipate a large response to this. He also noted that this does not financially lock us into a contract.

**Commissioner Averill** stated this is something we have been working on for some time and is already in the budget.

**Mr. Strozyk** noted this would be a two to three year project and the finances for the project are spread out over those years.

**Commissioner Grose** stated this was one of the primary goals brought out in the Strategic Planning process.

**4. Notice of Hearing: Regarding 2009 Budget Reduction Amendment for Current Expense and Various funds. Hearing will be held on Monday, September 28, 2009 on or after 10:00 am. Resolution 09-305**

**Dawna Truman, Fiscal,** stated this resolution would approve the Notice of Hearing that will be published on Sept 16, and Sept 23, to reduce the 2009 budget

**Commissioner Averill** noted this is a special case because our projection for the current budget is in the red and must be balanced.

Motion carried 3-0

<b>Consent</b>
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**Commissioner Schulte** made a motion to approve Consent Items five through eleven. **Commissioner Averill** seconded the motion. Karri Muir, Clerk of the Board read the items into the record.

**5. Resolution No. 09-306      Completion notice for the SW Washington Fairgrounds Grandstand Re-roofing Project.**

**Mike Strozyk** stated this resolution is for the closure and completion of the forms for this project. We have inspected the project and it meets our satisfaction.

**6. Resolution No. 09-307      Completion notice for the SW Washington Fairgrounds East Horse Barn Re-roofing Project.**

**Mike Strozyk** stated this resolution is for the closure and completion of the forms for this project. We have inspected the project and it meets our satisfaction.

**Commissioner Averill** Great work was done by staff. The fairground was much improved for the 100<sup>th</sup> SWW Fair. He thanked staff.

**7. Resolution No. 09-308      Approving a deed for donation of property in Hidden Valley Addition, Ashford, WA.**

**Larry Unzleman** stated this resolution approves and accepts a deed from Joyce Culver, for property located in the Hidden Valley Addition. . She contacted us a few weeks ago, requesting we accept the donation of her property. This area suffered flood damage in the early 90's. The County had a buyout program then, but she declined the offer at that time. She now wants to donate it. Following the recent flood in the area and further damage to Wold Road, it was determined that repairing the road would be difficult and costly, so the County made the decision not to repair the road and make offers to purchase those properties that had vehicular access to Wold Road prior to the last flood. Ms. Culver's property did not have vehicular access and therefore no offer to purchase her property was made. Since the property has no physical access and is partially within the Nisqually River, she sees no benefit to owning the property, thus the offer of donation to the county.

**Commissioner Averill** stated Ms. Culver lives in Arizona, and by donating her property to the County, she will be relieved of the property taxes.

**8. Resolution No. 09-309 Authorizing an inter-local with LC Water District No. 1 for grant and project management service of the Phase II water system improvements.**

**Rod Lakey, Public Works**, LC Water District #1 and Lewis County Public Works obtained a \$700,000 General Purpose Grant from the WA State Department of Commerce, and a \$250,000 Drinking Water State Revolving Fund (DWSRF) American Recovery and Reinvestment Act (ARRA) loan from the WA State DOH for Phase II water system improvements. These improvements include:

- Installation of a replacement well.
- Installation of a pump station.
- Connection between LCWD #1 and the Hampton Mill well and reservoir.

LCWD#1 needs technical assistance from Public Works for various items. LCWD #1 will reimburse Public Works for their work. There is an approved inter-local agreement for this purpose.

**Commissioner Averill** noted that LCWD #1 is located in Randle, WA. He noted this approves Public Work's oversight and technical assistance for the project.

**Chairman Grose** stated this is a good example of how county government and local entities can work together. This has worked out well for the community of Randle, WA.

**9. Resolution No. 09-310 Approving a master inter-local agreement with the City of Mossyrock and Morton.**

**Rod Lakey** stated this would allow the cities of Mossyrock and Morton to enter into an inter-local agreement for work done by Public Work forces. The agreement term is through December 2014. This approval will give Public Works the authority to work on task items for the cities.

**Commissioner Averill** noted that we offered this to the other nine entities and have done it for some of the other cities. This will help the smaller cities and is good to have in place

**10. Resolution No. 09-311 Appointing a member to the Developmental Disabilities Advisory Board.**

**April Kelley Social Services** stated this resolution appoints Jesse Amoroso to the LC Disability Board. This board consists of ten members. Mr. Amoroso is a stakeholder in District No. Three and is currently employed as a teacher's aide at Winlock Elementary School. The term is set for September 2009 through August 2012.

**11. Resolution No. 09-312 Appointing a member to the Lewis County Board of Equalization.**

**Bill Schulte** stated this resolution appoints Lori Garland as a full time member to the LC Board of Equalization (BOE). He noted that the Realtor's Association was asked for a person to appoint to the BOE and Lori volunteered.

**Commissioner Averill** noted this would be a three-year term.

Motion carried 3-0

<b>Bid Opening</b>
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**Bid Opening**

**LC Water District #1 Phase II**

**Chairman Grose** announced the bid opening and asked for a staff report.

Rod Lakey and Shirley Kook, Public Works, attended.

**Ms. Kook** went over project details. She noted that the Engineer's Estimate for the project is \$458,468.13. She also noted there were two addendums to this project and bidders need to note that in their bid proposals.

Contractor	Address	Amount
RG Construction	Chehalis, WA	\$554,525.47
TL McConnell Construction	Port Townsend, WA	\$559,817.06
BC Balmelli Contractors	Chehalis, WA	\$487,796.99
Stouder General Construction, LLC	Ferndale, WA	\$689,010.75

**Commissioner Averill** asked if the estimate include the two addendums.  
**Mr. Lakey** stated they did and it did not raise the Engineer's Estimate.

**Mr. Lakey** stated they would go back, check over the bids, and bring back a recommendation for award in the near future.

## Hearing

### Hearing

### Open Space Land Classifications

**Chairman Grose** announced the hearing and asked for a staff report.

**Susan Johnson, Assessor's Office** stated in 1970 the WA State Legislature recognize that property was being rapidly sub-divided. They were concerned that lands would not be available for farming. Therefore, they enacted the Open Space Act. This act was to preserve agricultural lands. The Assessor's Office was given the responsibility of this job.

Some of the applications today are for properties that were missed earlier this year and the others are property owners that want to go from one classification to another.

**Commissioner Averill** questioned why there are such a large number of applications received this year.

**Ms. Johnson** explained that when people are in these classifications they are taxed on the current use of their properties, rather than the market value. This creates a tax shift from landowners participating in the program to those who are not in the program. The Assessor's Office has an aggressive program of auditing parcels that are within the program to ensure landowners are actually doing what they receive the tax break to do. When it is found that they are not, they are given the opportunity to correct that, if it is within the statutory period to make correction, or they are given an opportunity to alter their use of the property from different programs.

**Commissioner Averill** noted that we are looking at agricultural lands being successful at 20 acres or more, timberland at 80 acres or more. In these applications, there are a large number of five or less acres. He asked if this is because they are contiguous or GIS refiguring has changed the property lines and something was cut out.

**Ms. Johnson** stated they are contiguous within the same parcel or that the landowner owns other land that is contiguous or within the same parcel. The law as it is written does not specify 20 acres or 80 acres for successful farm or forest. They allow for timber, 5 acres or more, agriculture any size as long as it meets the income requirements that were written into the law.

**Commissioner Averill** identified one of the confusions among landowners on agriculture land is if it's 20 acres or more they have to show a F-1 form. If less than 20 acres they need to show gross income of \$200 per acre. Is this correct?

**Ms. Johnson** stated that is correct. Fewer than five acres in commercial farm classification the requirement is \$1500 gross receipts per year from that land. Between five and just shy of 20 acres they are required to show gross receipts per year of \$200.00 per acre. Over 20 acres they are required to prove that they have gross income and are actively engaged in commercial farming for the purpose of profit.

**Commissioner Averill** noted that this hearing does not involve the Open, Open Space parcels because it involves an extra step in order to look at not only if it qualifies for open space but the percentage of qualification.

**Ms. Johnson** stated those applications go through a more exhaustive program. These are mostly life changes unless something drastically changes in the use of the property. They go through a program that is called the Public Benefits Rating System, which is a group of individuals that meet and review each application. Prior to that, the Planning Department reviews the applications. They go through the Planning Commission Review and then finally to the BOCC.

**Chairman Grose** stated the last section we are transferring properties from open space farm and agricultural into open space timber that are in the proposed ARL. Have we looked at these and found out if they are an acceptable transfer?

**Commissioner Averill** stated we had Community Development look at these applications and even thou' they are in ARL; timber is an approved use in ARL.

**Chairman Grose** asked if there were any other questions. There was none. He closed the question and answer portion of the hearing and opened the formal hearing.

**Ms. Johnson** stated she would like her previous comments to be adopted into the record.

**Chairman Grose** asked if there was anyone who wanted to speak for or against the hearing.

**Commissioner Averill** stated this was submitted several weeks ago. We did pull it from the agenda to allow the Community Development Department to look over the applications and compare these requests against the land use we have under the GMA. As a result, there were few that were removed. This has been looked at thoroughly.

**Chairman Grose** closed the hearing.

**Commissioner Averill** moved to approve Resolution No. 09-313. **Commissioner Schulte** seconded the motion. Karri Muir, Clerk of the Board read the item into the record.

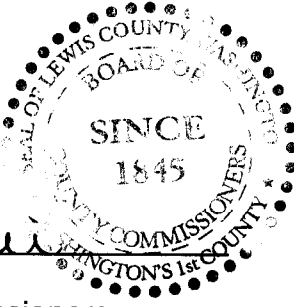
Motion carried 3-0

There being no further business, the Commissioners' public meeting adjourned at 10:48 pm on September 14, 2009. The next public meeting will be held Monday, September 21, 2009, at 10:00 a.m.

Please note that minutes from the Board of County Commissioners' meetings are not verbatim. A recording of the meeting may be purchased at the Commissioners' office.

BOARD OF COUNTY COMMISSIONERS  
LEWIS COUNTY, WASHINGTON

ATTEST:

  
*Kari Mui*  
Clerk of the Board  
Lewis County Commissioners

*F. Lee Grose*

F. Lee Grose, Chairman

*Ron Averill*

Ron Averill, Commissioner

*P.W. Schulte*

P.W. Schulte, Commissioner