

***ISLAND COUNTY COMMISSIONERS - MINUTES OF MEETING***

***REGULAR SESSION - AUGUST 25, 1997***

The Board of Island County Commissioners (including Diking Improvement District #4) met in Regular Session on August 25, 1997, beginning at 1:30 p.m., in the Island County Courthouse Annex, Hearing Room, Coupeville, Wa. Members Wm. L. McDowell and Tom Shaughnessy, were present; Commissioner Mike Shelton absent. Also in attendance were Margaret Rosenkranz, Auditor/Clerk of the Board, and E. Meyer, Secy. to the Board. Minutes from the previous meetings were, by unanimous motion of the Board, approved and signed: July 14, 21, 23, and 28, 1997.

VOUCHERS AND PAYMENT OF BILLS

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The following vouchers/warrants were approved for payment by unanimous motion of the Board: Voucher (War.) #9461-#9693..... \$348,025.94.

ISLAND COUNTY PLANNING COMMISSION MEMBER NAMED

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By unanimous motion, the Board appointed Jo Ann Silvers, Oak Harbor, to serve as a member of the Island County Planning Commission representing District #2, refilling the position previously held by Bill Nance, to a term running until January 1, 2001.

Staff Session SCHEDULE - September

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On unanimous motion, the Board approved for distribution the staff session schedule for September, outlining the sessions for September 3 and 17, 1997, as follows:

REGULAR 1st WED. MEETING - SEPT. 3, 1997

9:00 a.m. Public Works

11:00 a.m. General Services Administration

11:20 a.m. Maintenance

11:40 a.m. Extension

12:00 Noon B R E A K

1:00 p.m. Planning & Community Dev.

2:00 p.m. Health Department

3:00 p.m. Central Services

3:20 p.m. Chairman's Agenda:

a. Law & Justice Council Presentation

(Juvenile Detention)

REGULAR 3rd WED. MEETING - SEPT. 17, 1997

9:00 a.m. Public Works

11:00 a.m Auditor

11:30 a.m. Human Resources

11:45 a.m. Treasurer

12:00 Noon B R E A K

1:00 p.m. Planning & Community Dev.

2:00 p.m. Health Department

3:00 p.m. Assessor

3:20 p.m. Sheriff

3:40 p.m. Chairman's Agenda: [agenda to be determined]

Resolution #C-47-97 DECLARING County Property Surplus AND SCHEDULING PUBLIC AUCTION

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Lee McFarland, Assistant Director, GSA, Property Manager, appeared before the Board with the annual resolution to declare certain county property as surplus and schedule a public auction to sell said items. There are a few vehicles on the list and a number of computers and associated equipment. Mr. McFarland will be bringing to the Board either September 8 or 15 proposed interlocal agreements with Fire District #2 and Island Transit to allow them to participate in the sale with the County.

The Board, by unanimous motion, approved Resolution #C-47-97 in the matter of the sale of surplus county property, declaring certain equipment surplus to be sold at public auction scheduled for **September 20 at 11:00 a.m.**

STATE OF WASHINGTON

COUNTY OF ISLAND

IN THE MATTER OF THE SALE )  
OF SURPLUS COUNTY PROPERTY) Resolution No. C-47-97

WHEREAS, Island County has certain equipment which has lost its economic value/utility to the County; and

WHEREAS, pursuant to Island County Code Chapter 2.31, such items may be disposed of; and

WHEREAS, the items described on attached Exhibit "A" are now and have been the property of Island County, State of Washington; and

WHEREAS, it is in the best interest of the County and the citizens thereof that said items listed in Exhibit "A" be sold to the highest bidder at public auction; NOW THEREFORE,

BE IT HEREBY RESOLVED THAT the items listed on Exhibit "A" shall be sold at public auction to be held at the Island County Oak Harbor Road Shop, located at 3149 North Schay Road, Oak Harbor, Washington, 98277, on Saturday, September 20, 1997 at 11:00 a.m. ;

BE IT FURTHER RESOLVED:

1. Public will be able to view items shown on attached Exhibit "A" at the Oak Harbor Road Shop on Friday, September 19, 1997 from 10:00 a.m. to 4:30 p.m., and on Saturday, September 20, 1997, from 9:00 a.m. to 11:00 a.m.
2. ALL SALES SHALL BE FOR CASH AND SHALL BE CONSIDERED FINAL.
3. The items are sold "AS IS, WHERE IS" without guarantee of present or future condition or performance.
4. Equipment maintenance records will not be supplied with equipment.

5. A SALE OF EQUIPMENT AGREEMENT will be signed by the successful bidder for licensed equipment. After payment has been made and the Agreement form executed, the title will be signed over to the purchaser. Purchaser is responsible for paying sales tax/other costs of title transfer.

6. The Island County Treasurer shall conduct said auction on the aforesaid date, time and place. After the items have been sold, the sale will be recessed for one half hour to determine if items sold have been paid for and all necessary paperwork completed. If any item remains unpaid, it will then be declared up for bid.

7. All items sold shall be removed from County property not later than 4:00 p.m. on Monday, September 22, 1997.

ADOPTED this 25th day of August, 1997.

BOARD OF COUNTY COMMISSIONERS

ISLAND COUNTY, WASHINGTON

[absent-Mike Shelton, Chairman]

WM. L. MCDOWELL, MEMBER

TOM SHAUGHNESSY, MEMBER

ATTEST: MARGARET ROSENKRANZ,

AUDITOR & EX-OFFICIO CLERK OF THE BOARD

Purchase and Sale Agreement, Morris Property (English Boom)

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Next, Mr. McFarland presented to the Board for review and signature, a Purchase and Sale Agreement, including Earnest Money and Promissory Note in the amount of \$1,000, for the County's purchase of the English Boom Property (Morris property) a Conservation Futures Project, at \$80,000, and Island County agreeing to recognize a charitable contribution from the seller in the amount of \$5,000 due to agreeing to sell at \$5,000 less than the last appraised value.

By unanimous motion, the Board approved the Purchase and Sales Agreement between Island County and Merle G. Morris for the English Boom property, at \$80,000, as presented.

HEARING SCHEDULED: RESOLUTION #C-48-97, EMERGENCY APPROPRIATION TO

CONSERVATION FUTURES FUND TO RECOGNIZE BOND PROCEEDS

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As presented by the Auditor, the Board by unanimous motion, scheduled a public hearing to be held on **September 8, 1997 at 9:55 a.m.**, for the purpose of considering Resolution #C-48-97, an emergency appropriation ["emergency" used as a budgetary term as defined by State law] to the 1997 Conservation Futures Fund to recognize bond proceeds (\$2,900,000.00).

PERSONNEL ACTIONS

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As presented by Dick Toft, Director, Human Resources, the Board by unanimous motion, approved the following personnel actions, all effective 9/1/97:

Health Department

PAA #63/97 Substance Abuse Prev. Spec., #2428, increase in hours from 28 to 32/week. Funds have been identified within the Health Department to cover this increase.

Prosecuting Attorney

PAA #69/97 Chief Criminal Deputy #1802, personnel action; new position beginning 9/1/97, and this PAA establishes wage grid at #18.

PAA #83/97 Chief Civil Deputy #1801, a personnel action setting the wage grid at #18 consistent with above.

PAA #78/97 Deputy Pros. Atty-Dist. Cr. #1804; PAA #79/97 Deputy Pros. Atty-Civil/Dist. Cr. #1814; PAA #80/97 Deputy Pros. Atty-Supr. Cr. #1812; and PAA #81/97 Deputy Pros. Atty-Dist. Cr. #1805 - reflects a restructuring of these positions within the Prosecutor's Office.

Planning Department

PAA #82/97 to establish a Senior Permit Coordinator on Camano Island, Position #1601.02, a reclassification and title change; job being done is reflected in that job description.

AMENDMENT #9 TO AGREEMENT FOR PROFESSIONAL SERVICES

McConnell/Burke, Inc.

Vince Moore, Director, Planning and Community Development, asked for the Board's consideration in approving Amendment #9 to the Agreement for Professional Services between Island County and McConnell/Burke, Inc., for Phase 6, the Preparation of Planning Commission Draft of Land Use Element of Comprehensive Plan in an additional contract amount of \$23,000. He confirmed conversation with the Board at staff session that certain of these items do not take place until the comp plan is in a much closer finalized edition from the Planning Commission.

By unanimous motion, the Board approved Amendment #9 to the Agreement for Professional Services between Island County and McConnell/Burke, Inc., as presented in the amount of \$23,000.

### Health Services Contract

Contract Amendment #6 was presented to the Consolidated Contract #9920-04737(6) between Island County and State Department of Health. As described by Carol McNeil, Nursing Supervisor, Island County Health Department, the amendment has two purposes: (1) adds \$4,458 to the contract for the Information Project for the second half of 1997 (2) changes from State to Federal the funds coming in for oral health for the Oct. - Dec. 1997 time period.

By unanimous motion, the Board approved Amendment #6 to Contract #9920-04737, the 1997 Consolidated Contract as presented.

### AMENDMENT #1 - ECOLOGY FCAAP GRANT #G9600244

#### Island County Comprehensive Flood Hazard Management Plan

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As presented and reviewed by Larry Kwarsick, Public Works Director, the Board by unanimous motion approved Amendment #1 to Ecology FCAPP Grant #G9600244, to complete the Island County Comprehensive Flood Hazard Management Plan, the County being provided with an additional \$10,000 needed to take the project through the public review and adoption process.

### ASSIGNMENT OF OPTION - with Trust for Public Lands.

#### Purchase of Greenbank Farms

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Mr. Kwarsick presented proposed Assignment of Option with the Trust for Public Lands (TPL) as related to the purchase of Greenbank Farms property. The Board previously entered into a Purchase and Sale Agreement with TPL, which contained three contingencies, and upon release of those contingencies, TPL was to turn over their rights to an option agreement they secured with the land owner, Stimson Lane. Island County has released those contingencies and notified TPL, and Mr. Kwarsick presented now the Assignment of Option Agreement. The document contains two important additional parts:

Item #5: Dealing with the sale of a portion of the property to be acquired by Island County to The Nature Conservancy (TNC), 52 acres forested land adjoining Lake Hancock. A copy of a draft purchase and sale agreement was attached for the Board's review and information between the TPL and TNC. The amount that is being paid for that is \$184,114.

Exhibit C: County originally agreed in the purchase and sale agreement to compensate TPL for certain administrative costs in dealing with the acquisition of the property, the total of which came to \$26,465. Having had an opportunity to read the environmental assessment and supplemental site assessment, and after review with hazardous waste staff, Health Department and Port of Coupeville, it was determined that it would be in the County's best interest to acquire the property in an as-is condition and that Island County and the Port work together to remove the contamination on the site (about 25 cu.yds. stained soil) with the cost estimated for that around \$5,000. If the County accepts the property in an as-is condition, TPL has agreed to excuse any compensation to them [a \$20,000 savings].

By unanimous motion, the Board approved the Assignment of Bargain Sale Option Agreement between Island County and The Trust for Public Lands, as presented.

CONDITIONAL SALE CONTRACT - PORT OF COUPEVILLE -  
PURCHASE OF GREENBANK FARMS

Item deferred until September 8 meeting.

ESCROW & CLOSING AGREEMENTS – Purchase of Greenbank Farms

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Mr. Kwarsick presented a request in regard to Escrow and Closing Agreements associated with the purchase of the Greenbank Farm property, scheduled to close on September 15. It is difficult to assemble all of the documents needed and get scheduled before the Board, in this case, because of the Labor Day Holiday making the next Board meeting September 8th. Therefore, he requested the Board provide authority to the Chairman to sign those escrow closing documents when they come in [expected next week].

By unanimous motion, the Board authorized the Chairman's signature on those Escrow and Closing Agreements/documents relating to the Purchase of Greenbank Farms, after the other two Commissioners have seen the documents once received.

SUPPLEMENT #2 – Professional Services Agreement with Gleason  
& Associates - Camano Family Resource Center

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Presented next by Mr. Kwarsick was Supplement #2 to existing Professional Services Agreement with Gleason & Associates Architects PS, Seattle, related to architectural and design services for Camano Island Family Resource Center, the document having been reviewed by Risk Manager and the Deputy Prosecuting Attorney.

Gary Hess, Public Works Engineer, confirmed this adds Camano Island Family Resource Center to the existing contract with this firm. In response to a reminder from Commissioner McDowell regarding this being a fixed budget and any requirement for re-bid would only take away from funds available for construction, Mr. Hess stated he was working hard to keep it within costs.

By unanimous motion, the Board approved Supplement #2 to Island County and Gleason & Associates Architect Professional Service/Consultant Agreement for South Whidbey Family Resource Center and Camano Family Resource Center, Supplement #2 adding \$52,649 for Camano family Resource Center, the total contract amount not to exceed \$102,084.00.

SUPPLEMENT #1 – Professional Services Agreement with David Evans & Associates,  
Camano Annex Water System and Fuel Facility

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Mr. Hess reviewed with the Board Supplement #1 to existing Professional Services Agreement between Island County and David Evans & Associates, Inc., Bellingham, for the Camano Annex Water and Fuel Systems Design, previously reviewed with the Board in staff session. This adds funds for the completion and re-bid of the water system contract for the Camano Annex. No bids were received the first time, and Mr. Hess is now working on the re-package for bid next month, strictly for the water portion, the fuel portion now to be handled as a small works contract. Total contract now not to exceed \$36,030.00.

The Board, on unanimous motion, approved Supplement #1 to existing Professional Services Agreement with David Evans & Associates for the Camano Annex Water System and Fuel Facility.

With regard to what the County will be paying for the water usage, Commissioner McDowell recalled a memo providing a breakdown of the operating costs for the water system and the dollar amount of \$5400 estimated operating cost, and asked for some clarification of that.

Mr. Hess stated that was the yearly water bill the County would pay to Camano Hills Water Association. The cost is \$450/mo., of which \$300 is the commercial fee, including fire flow and uses above and beyond the standard residential use, the Association's proposed standard fee schedule for anything beyond residential.

The fact the water was standing in a storage tank was not something Commissioner McDowell would expect the County to pay for any more than a homeowner would pay for. He was interested in correspondence from the Association stating their specific fees for standard commercial fee structure. Since the State has approved the County's use for 6 residential users, he believes the fee should be based on 6 residential users.

Mr. Hess will have an opportunity to go through the matter carefully when he works on finishing up the water use agreement, which will be brought to the Board in a staff session for review.

Commissioner McDowell asked that his comments be provided to the Association.

There being no further business to come before the Board at this time,  
the Chairman adjourned the meeting at 2:22 p.m. The next meeting  
will be on September 8, 1997 at 9:30 a.m. [September 1st is a Holiday]

BOARD OF COUNTY COMMISSIONERS

ISLAND COUNTY, WASHINGTON

[absent - Mike Shelton, Chairman]

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Wm. L. McDowell, Member

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Tom Shaughnessy, Member

ATTEST:

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Margaret Rosenkranz, County Auditor  
& Ex-Officio Clerk of the Board