

**BOARD OF ISLAND COUNTY COMMISSIONERS MINUTES OF MEETING
AUGUST 3, 2009 – REGULAR SESSION**

The Board of Island County Commissioners (including Diking Improvement District #4) met in Regular Session on August 3, 2009 beginning at 10:00 a.m. in the Board of County Commissioners Hearing Room (Room # 102B), Annex Building, 1 N.E. 6th Street, Coupeville, Washington. John Dean, Chairman, Helen Price Johnson, Member, and Angie Homola, Member were present. The meeting began with the Pledge of Allegiance.

CONSENT AGENDA

By unanimous motion the Board approved the Consent Agenda as follows with the exception of item 5, *Personnel Action Authorizations*, moved to the Regular Agenda for consideration:

ELECTRONIC FUND TRANSFERS, PAYROLL, VOUCHERS, PAYMENT OF BILLS

Vouchers (War) #s 316217-316390.....	\$426,505.21
Electronic Fund Transfers.....	\$525.39
Payroll dated.....	July 31, 2009

MINUTES OF PREVIOUS MEETINGS

Work Session: May 20, 2009
Regular Sessions: June 8, 15, and 22, 2009
Special Sessions: June 15, 16, 18, 23, and July 2, 2009

HUMAN SERVICES

Contract with Washington Vocational Services – Developmental Disabilities/Supported Employment Services. Provides funding for individual supported employment programs in Island County. Contract No. HS-08-09; Contract Amount: \$255,960 (*RM-HS-09-0306*)

Contract with Service Alternatives, Inc. - Developmental Disabilities/Supported Employment Services. Provides funding for individual supported employment programs in Island County. Contract No. HS-09-09; Contract Amount: \$107,088 (*RM-HS-09-0307*)

Contract with Toddler Learning Center - Developmental Disabilities/Child Development Services. Provides funding for child development programs in Island County. Contract No. HS-10-09; Contract Amount: \$83,680 (*RM-HS-09-0309*)

PUBLIC WORKS

County Roads

Contract/Contract Bond – Whidbey Scenic Isle Way Gateway Monuments; CRP 08-08, Work Order No. 157; L.W. Sundstrom, Inc. (RM-PW-09-0297) (*PW-0920-124*)

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REGULAR AGENDA

HUMAN RESOURCES

PERSONNEL ACTION AUTHORIZATION - #079/09

Commissioner Homola commented about the individual who will be moving within the Public Works Department from one position to another. She suggested that clarifying language be added to the face of the Personnel Action Authorization form to indicate that the employee is promoting from a laborer to a truck driver pursuant to the attached internal memorandum dated 16 June. Ms. Marlow pointed out that at the top of the Personnel Action Authorization form a box was checked to indicate “replacement action” and under Step 4 a notation was made to specify that the employee accepted a different position. Clarification will be added, however, to show that the individual was promoted into a different position.

By unanimous motion the Board approved Personnel Action Authorization # 07/909 with the noted clarification.

PUBLIC HEARINGS

**WASHINGTON STATE RURAL WASHINGTON LOAN GOOSEFOOT COMMUNITY
FUND/BAYVIEW GROCERY PROJECT.**

At 10:15 a.m. Chairman Dean opened a public hearing to provide an opportunity for public comment on authorization of a grant application by Island County on behalf of Bayview Grocery, Inc., a subsidiary of Goosefoot Community Fund, for \$500,000 from the State’s Rural Washington Loan Fund. *(Sign-up sheet on file with the Clerk of the Board)*

Ms. Marlow provided preliminary comments saying that Washington Community Trade and Economic Development (CTED) has a program that provides funding for start-up businesses and those wishing to expand at favorable interest rates, referred to as the Rural Washington Loan Funds, for the purpose of providing economic development and employment in rural communities. The County was approached by Chris Hurley, Executive Director of Goosefoot Community Fund, with a proposal that the Board participate in submitting a loan application for the Rural Washington Loan Funds. Ms. Marlow added that Goosefoot has a long history of community programs such as affordable housing and development and has initiated a project in its Bayview Center to provide a grocery store as the anchor tenant. The project will provide job growth and economic development within Island County. Goosefoot will hire a total of 25 permanent full-time equivalent jobs at the grocery store and currently is working with Whidbey Island Bank toward the loan package. Island County’s role in the process is official grant applicant and as such the County is required to take public comment on the project before authorizing any application for Rural Washington Loan Funds. The Board will not take any action but instead will listen only to how the public feels about the application.

Chris Hurley commented the process to be an interesting and convoluted one and appreciated Ms. Marlow’s good attention and help with the loan application. The loan for Bayview Center and Goosefoot, she said, is the last piece of the puzzle for financing of a project not originally planned for. When going through the process of looking at options for Bayview Center a grocer could not be found who could financially make the commitment to build the grocery and at the same

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time be able to pay rent. The situation was one of necessity because Bayview Center needs an anchor. Ms. Hurley believes the store will have a great impact on both the health of the center and also in terms of providing an approach to marketing of groceries that will be positive for the community. The hope is to open the store in the middle of September and Ms. Hurley is appreciative of the County considering the option of fronting the loan application to the State.

Chairman Dean opened the public comment portion of the hearing. For the record he said the Board received 17 e-mails all in support of the application from Tyler Myers, Sandra Stipe, Ian MacGowan and Brenda Fillipi, Erl and Cynthia Bangston, Larry Lowary, John & Merritt Atwood, Ed and Chris Halloran, Mary Richardson, Chris Williams, Jim Halfaker, Dyanne Sheldon, Lynn Hays, Naomi Brinkman, Laura Price, Marsha Morgan, Linda Ade Ridder, and Carol D. Gentz.

Janice O'Mahony, on the Goosefoot Board, is excited about the prospect of the new store believing it will be an asset for the entire South Whidbey community. She appreciated the Board's time and effort in the application process.

Charlona Sawyer, Dines Point. Ms. Sawyer wanted to know about the experienced independent grocer and also asked about employee compensation at competitive industry rates and allowable benefits, to who would those apply if some employees worked part time. She also asked for verification that the Island County taxpayer will not incur any financial burden as a result of the enterprise.

Ms. Marlow explained that the Myers Group, with a long history of grocery stores in Island County, will be the grocery operator. The County's role is to facilitate the pass-through funds and make sure that the money is used appropriately. There are guarantees in place so that if for some reason Goosefoot is unable to pay back the loan the County will not suffer any financial consequences. It is the expectation of the County after fully analyzing the financial information provided that Goosefoot has viable projects on Whidbey and that it has hired an experienced grocer to operate the project. There is not only the benefit of hiring 25 full-time equivalents but also a benefit to other businesses located in the center because the grocery store, as the lead tenant, will improve walk-ins to the other businesses and help those businesses prosper. Ms. Marlow defined "full-time equivalent" for Ms. Sawyer; Ms. Hurley answered Ms. Sawyer's questions about medical and retirement benefits.

Neil Colburn of Langley also thanked the Board for its consideration of the application process. For those not familiar with the area he said the building has historically been a grocery store so there is no reinventing the wheel. Goosefoot is renovating the building with improvements and making it one more engaged with the local community.

There being no further public comment the Chairman closed the public comment portion of the hearing.

Commissioner Homola is excited about the project because it is the desire of the Board to have in-fill in the County's existing urban areas and avoid sprawl with new infrastructure and more expenses for taxpayers. Revitalizing an existing vacant store is encouraging she said. The Board is still awaiting some of the final documentation which includes the contract. Commissioner Homola believes there may be a private party who will back the loan and is anxious to learn more details.

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Commissioner Price Johnson is also thrilled that the project is moving forward at the pace that it is so the South Whidbey community can have a great asset at Bayview. The effort is another opportunity for the community to acquire groceries without long travel, the store is on the bus route, and will promote local products. She believes the community is anxiously looking forward to the prospect of a grocery store at Bayview as reflected by the number of positive responses received.

COMMISSIONER COMMENTS AND ANNOUNCEMENTS

Commissioner Homola

- *Planning Director Transition*

With respect to the transition of the new Planning Director she suggested the Board prepare a list of priorities for pass down to include: 1) an understanding about the pending comprehensive plan amendments for the City of Oak Harbor, 2) training of existing staff on how to handle the 2009 docket and the ability to move forward with future docket items, and 3) who will handle the upcoming OFM projected growth estimates and comprehensive plan amendments due in 2012.

Commissioner Price Johnson also mentioned two projects to include in the transition list, that of Ebey's and Freeland regulations.

The Board agreed that a list of priorities will be discussed and finalized at the August 5 Work Session and will include Mr. Higman in the dialogue. Commissioner Homola will meet with Mr. Tate thereafter on or about August 11 to review the list.

- *Risk Management*

Commissioner Homola recently attended the Risk Pool conference and reported back on significant changes to the policy.

The Risk Pool will no longer cover counties for monetary damages for penalties imposed under RCW 42.56, the Public Records Act. The vote was 8 to 16, 16 in favor of no longer representing counties. Because that means that counties will bear all the liability the Commissioner believes that training of County staff is imperative and should remain current. County servers, communication via software, and retention of e-mail was also of concern.

Counties will now be given the opportunity, if they choose, to defend a claim on its own if the Risk Pool denies coverage. The claim would go through the legislative authority (the Board) with feedback from the Risk Pool.

Island County will realize a rate increase of 30-35%, about \$70,000. There was a request to use some of the reserves to buffer the increase but the vote was to not tap reserves. Some reserve exists in the Risk Pool fund which will help to augment the increase so the increase will not have to come from the general fund. The compromise is that the Pool will set up a program whereby counties will have 12 months to make payments rather than a lump sum payment with no interest. If the amount could not be achieved over 12 months then a 5% interest amount would be assessed.

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Employee grievances are fairly high in Island County. The Commissioner thinks it a good idea to obtain a report from Ms. Kemp about where the grievances and claims have occurred.

Commissioner Price Johnson

- *Miscellaneous*

Commissioner Price Johnson attended training in Olympia last week through the Department of Personnel entitled “stabilizing your new team.” She received excellent information about moving organizations through traumatic change. A Power Point via e-mail is expected which she will share.

She mentioned that Chairman Dean was noted in the Whidbey News-Times as being an integral part of the Nature Conservancy acquiring 43 acres in Livingston Bay, a great asset.

Concerning parking at the Fair the Commissioner set up a meeting with Superintendent Fred McCarthy, Mayor Paul Samuelson, and Dan Ollis to discuss that issue.

Commissioner Price Johnson will be unable to attend the opening ceremonies of the Island County Fair on August 13 as she will be at an Insurance Pool meeting in Seattle that day. Chairman Dean will attend in her stead.

She had the honor of representing Island County at the 3d Fleet Seafair Reception in Seattle last Thursday on the USS Shoup.

There being no further business to come before the Board the meeting adjourned at 10:44 a.m. The Board will meet next in Regular Session on August 10, 2009 beginning at 10:00 a.m.

BOARD OF COUNTY COMMISSIONERS
ISLAND COUNTY, WASHINGTON

John Dean, Chairman

Helen Price Johnson, Member

Angie Homola, Member

ATTEST:

Elaine Marlow, Clerk of the Board