

**COMMISSIONERS' MINUTES
KITTTITAS COUNTY, WASHINGTON
WEBEX
SPECIAL MEETING**

TUESDAY

2:00 P.M.

AUGUST 18, 2020

Board members present via WebEx: Chairman Brett Wachsmith; Vice-Chairman Laura Osiadacz; and Commissioner Cory Wright.

Others present via WebEx: Julie Kjorsvik, Clerk of the Board; Mark Cook, Public Works Director/Interim Engineer; Taylor Crouch, Deputy Clerk of the Board I; Mandy Buchholz, Deputy Clerk of the Board II; Neil Caulkins, Deputy Prosecutor; Benjamin West, Director of Airport Operations and 24 members of the public

Kittitas County is currently in Phase 3 and in person participation is prohibited. The public was encouraged to join the meeting by joining a WebEx event online.

PUBLIC HEARING

FISH FOOD BANK LEASE

PUBLIC WORKS

At 2:00 p.m. **CHAIRMAN WACHSMITH** opened a Public Hearing continued from August 11, 2020 to consider a proposed land Lease with FISH Community Food Bank. He noted the record was closed.

MARK COOK, PUBLIC WORKS DIRECTOR/INTERIM ENGINEER reviewed a Staff Report and noted the changes that had been made since the previous Public Hearing, as requested by the Board. The changes included a lease rate from \$0.16/square foot to \$0.14/square foot and the first year of lease payment would be relieved (\$13,661.20). The land conveyance in ownership had been eliminated and the appraisal process was defined to include comparable commercial industrial park properties in Kittitas County. He explained that due diligence on the part of FISH resulted in a decision to terminate the lease process, the conveyed improvements on Lot C-30 would revert back to the County. If the improvements by FISH adjoining existing improvements on the site could not be divested in the event of a reversion triggering event, FISH would pay the County a sum of \$150,000.00. The insurance requirements were added to FISH as well as liquidated damages were removed from the lease for wrongful termination. All construction must be completed within 5 years and FISH is to provide the County a written summary of estimated construction schedule. **BENJAMIN WEST, DIRECTOR OF AIRPORT OPERATIONS** also provided an update and indicated the documents had been reviewed by the Prosecutor's Office.

COMMISSIONER WRIGHT felt there was still a lot of work to be done on the internal processes for future leases and did not want a repeat of the Lease with Central Washington University back in 1992. The

Board agreed on how they all look forward to working with FISH in the years to come and appreciated the many benefits they provide to community members in Kittitas County. **PEGGY MORACHE, EXECUTIVE DIRECTOR FOR FISH COMMUNITY FOOD BANK** provided information on what services they offer to the residents of Kittitas County and how they assist with connecting people with other resources that are available in our community.

LEASE

FISH/AIRPORT GROUND LEASE

PUBLIC WORKS

COMMISSIONER OSIADACZ moved to approve a Memorandum of Lease and an Airport Ground Lease Agreement between Kittitas County and FISH, a Washington nonprofit corporation, for Kittitas County Parcel No. 955301, commencing on September 1, 2020 and ending on August 31, 2050. **COMMISSIONER WRIGHT** seconded. Motion carried 3-0.

PUBLIC HEARING

PHEASANT LANE - PUBLIC ROAD NETWORK

PUBLIC WORKS

At approximately 2:15 p.m. **CHAIRMAN WACHSMITH** opened a Public Hearing to consider the establishment of an unopened County Right-of-Way known as Pheasant Lane onto the Public Road Network.

MARK COOK, PUBLIC WORKS DIRECTOR/INTERIM ENGINEER reviewed a Staff Report and said indicated how Staff previously briefed the Board on the public access issues associated with Pheasant Lane. He explained the background, recent discussions with the Public Lands Advisory Committee, financial impacts and their recommendation. **NEIL CAULKINS, DEPUTY PROSECUTOR** provided clarification to the Board on questions they had relating to a road vacation and being taken off a primary road system.

THOSE TESTIFYING: **JOHN PETERSON** questioned what road improvements would be done and they would rather not have a lot of additional public access. **DEL KNUDSON** said he had property for sale in the area and questioned what the public access would result in if the Board were to approve the request. **DAWN AMBROSE** asked if the Board knew where Pheasant Lane ended and asked for clarification on the proposed miles that would be on the Public Road Network. **MARK BRAIN** asked where the 3.05 miles ended and he would rather keep it private and not make it public access. **DEVONA VADER** said her property abuts DNR land and they already have issues relating to trespassing. She preferred to keep it private unless it's already owned by the County, and asked if gates could be provided to the owners due to the increase in public accessing the area. **JAY THOMPSON** said he owns a parcel in the area and has worked a lot on the easement. He was cautious about opening it up to more public use. **LISA BREWER** explained how she has been a resident for over 15 years and is concerned with an increase in more public to access lands, and that there are already a lot of people that hunt and trespass on their private property from August through February each year. **THERE BEING**

NO OTHERS REQUESTING TO TESTIFY, THE PUBLIC COMMENT PORTION OF THE HEARING WAS CLOSED.

COMMISSIONER WRIGHT moved to continue the Public Hearing to Tuesday September 1, 2020 at 2:00 p.m. **CHAIRMAN WACHSMITH** seconded.

COMMISSIONER WRIGHT explained how he'd like more time to look into where the area and taking it onto the proposed Public Road Network. **COMMISSIONER OSIADACZ** said the Public Lands Advisory Committee was in support of the proposal and at that time they had received support from various citizens who live in the area.

Motion carried 3-0.

PUBLIC HEARING

PARKE CREEK ROAD

PUBLIC WORKS

At approximately 2:52 p.m. **CHAIRMAN WACHSMITH** opened a Public Hearing to consider the establishment of an additional length on Parke Creek Road onto the Public Road Network.

MARK COOK, PUBLIC WORKS DIRECTOR/INTERIM ENGINEER provided a Staff Report and recommended an establishment of an additional 4.3 miles onto Parke Creek Road onto the Public Road Network. He said the Public Lands Advisory Committee have also recommended approval of the request.

THOSE TESTIFYING: **FRED SLYFIELD** said they own land in the area and expressed his support of the project. **MARCIA HOLLINGER** said the area was very primitive and had concerns of people driving the road as if it was a speedway, and at some point they would lose control. **W.R. ESSMAN** said he was a member of the PLAC and Kittitas County Field & Stream Club. He said he understood the concerns but would be happy if the County would put money into the improvements. He said he had also witnessed people driving too fast in the area already. **CATRINA CARDWELL** explained how she lives in the area and respected the efforts of the proposed project but did not want it unless the County was to maintain it. **THERE BEING NO OTHERS REQUESTING TO TESTIFY, THE PUBLIC PORTION OF THE HEARING WAS CLOSED.**

RESOLUTION 2020-143

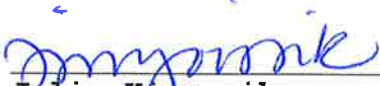
PARKE CREEK ROAD

PUBLIC WORKS


COMMISSIONER WRIGHT moved to approve Resolution No. 2020-143, Establishing Unopened County Right-of-Way, Extending Parke Creek Road Approximately 4.3 miles. **COMMISSIONER OSIADACZ** seconded. Motion carried 3-0.

The meeting was adjourned at 3:14 p.m.

CLERK OF THE BOARD


Julie Kjorsvik

KITTITAS COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON


Brett Waensmith, Chairman