

KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

STUDY SESSION MINUTES

March 24, 2008

THOSE PRESENT:

Alan Crankovich, David Bowen, Mark McClain, Brandon Drexler, Kelly Carlson, Jan Ollivier, Doug D'Hondt, Maria Fischer (DPW) Darryl Piercy, Allison Kimball (CDS) Neil Caulkins, Don Anderson (PROS)

GUESTS PRESENT:

Paula Thompson, Vernon Swesey, David Blanchard

WSDOT FRONTAGE ROAD RESPONSE:

Director Drexler stated that Don Anderson of the Prosecutor's Office had looked at the WSDOT/County Agreement and drafted a letter to WSDOT. Drexler asked Anderson how binding is the 1984 agreement with WSDOT. Anderson responded the State is obligated to do the construction on the frontage roads, rather than try and force the County to take the roads on system without them being brought up to County standards, and the developers are not in a position to force the County to do anything. The agreement with the State is 24 years old. Drexler asked Anderson if the County would be forced to accept the roads if the State brought them up to County standards and Anderson responded that the State will not bring them up to County standards. Commissioner Crankovich stated that he feels the County should not take on any new roads now, the way costs are increasing. Discussion followed on the history of the 1984 agreement with the State. Anderson stated he feels the State breached this agreement long ago, with lack of performance. He further stated that the problem is between the developer and the State.

Board Direction:

Director Drexler to forward the draft letter to McClain. Don Anderson to re-draft this letter to the WSDOT and send it out.

AIRPORT LEASE FEE DISCUSSION:

Kelly Carlson stated that she needs to start meeting with potential private hanger people. She explained a chart she created showing the average of 2006, 2007 and 2008 expenditures, and the per square foot charges; currently, at \$.0899, \$.09, \$.14 and \$.21. Discussion followed on reserving some lots for County construction, and on what

other airports charge per square foot. Carlson noted that at this point the decision on what to charge is a political one for the Commissioners.

Board Direction: **BOCC directed Staff to charge \$.12 per square foot.**

At 1:50 pm the meeting was adjourned into an executive session.

EXECUTIVE SESSION:

An executive session of about ten minutes in length, pursuant to RCW 42.30.110, to discuss with legal counsel representing the agency matters relating to agency enforcement actions, or to discuss with legal counsel representing the agency litigation or potential litigation to which the agency, the governing body, or a member acting in an official capacity is, or is likely to become, a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency.

Meeting adjourned at 2:00pm



Brandon Drexler
Public Works Director

2008 LEASE RATES COMPARISONS FOR AERONAUTICAL AREA

Acreage	# of Lots	Ttl Sq Ft	Cost Per Square Foot (With 1.5% increases)				
			0.063	0.0899	0.09	0.14	0.21
0.11	1.00	4,791.60	\$301.87	\$430.76	\$431.24	\$670.82	\$1,006.24
0.12	1.00	5,227.20	\$329.31	\$469.93	\$470.45	\$731.81	\$1,097.71
0.14	2.00	12,196.80	\$384.20	\$548.25	\$548.86	\$853.78	\$1,280.66
0.15	2.00	13,068.00	\$411.64	\$587.41	\$588.06	\$914.76	\$1,372.14
0.16	24.00	167,270.40	\$439.08	\$626.57	\$627.26	\$975.74	\$1,463.62
0.17	4.00	29,620.80	\$466.53	\$665.73	\$666.47	\$1,036.73	\$1,555.09
0.20	2.00	17,424.00	\$548.86	\$783.21	\$784.08	\$1,219.68	\$1,829.52
0.39	1.00	16,988.40	\$1,070.27	\$1,527.26	\$1,528.96	\$2,378.38	\$3,567.56
0.60	4.00	104,544.00	\$1,646.57	\$2,349.63	\$2,352.24	\$3,659.04	\$5,488.56
0.67	1.00	29,185.20	\$1,838.67	\$2,623.75	\$2,626.67	\$4,085.93	\$6,128.89
	42.00	400316.40					
Airport Expenditures (Aero Area Only)			2006 Actual	2008 Adopted	2007 Amended	3-Yr Average	
			\$84,177.00	\$117,360.00	\$89,460.00	\$96,999.00	
Major Lessee Revenue			**Amended Expense Avg. - Total Expenses -	90000 (54000.00) <hr/> \$36,000.00	**Will base the average at \$90,000 per year		
Expenses Compared to Sq Ft. :			\$0.089929	42 Lots (400,316 Total Square Feet) Total in the Aero Area (Excluding Runway Infield)			

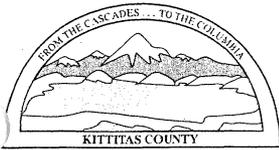
KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES
Weekly Department Head Study Session

Monday, March 24, 2008

The Study Session begins immediately following the 1:30pm Public Works Study Session

KITTITAS COUNTY PERMIT CENTER CONFERENCE ROOM #2

TOPICS	DISCUSSION / UPDATE
REQUEST FOR ADDITIONAL PC <ul style="list-style-type: none">• Non-Rotation PC for Plan Review	
CUMULATIVE IMPACT MAP <ul style="list-style-type: none">• Discussion	
MOA WITH DOE <ul style="list-style-type: none">• Update	
SUNCADIA DEV AGREEMENT & CONDITIONS OF APPROVAL <ul style="list-style-type: none">• Proposed Modifications	
EXECUTIVE SESSION <ul style="list-style-type: none">• Pursuant to RCW 42.30.110 (i) To discuss with legal counsel representing the agency matters relating to agency enforcement actions, or to discuss with legal counsel representing the agency litigation or potential litigation to which the agency, the governing body, or a member acting in an official capacity is, or is likely to become, a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency.	
NOTES:	



**KITTITAS COUNTY PUBLIC WORKS DEPT.
 LOCATION: CDS CONFERENCE ROOM
 3/24/2008 STUDY SESSION @ 1:30**

RECOMMENDATION / UPDATE

<ul style="list-style-type: none"> • WSDOT Frontage Road Response 	
<ul style="list-style-type: none"> • Airport Lease Fee Discussion 	
<ul style="list-style-type: none"> • Executive Session Pursuant to RCW 42.30.110 To discuss with legal counsel representing the agency matters relating to agency enforcement actions, or to discuss with legal counsel representing the agency litigation or potential litigation to which the agency, the governing body, or a member acting in an official capacity is, or is likely to become, a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency. 	