

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

STUDY SESSION MINUTES November 23, 2009

THOSE PRESENT:

Alan Crankovich, Paul Jewell, (BOCC) Kirk Holmes, Maria Fischer (PW) Mike Flory (CDS) Stephanie Happold (PROS)

GUESTS PRESENT:

Chad Bala, Wayne Nelson, Lindsey Ozbolt, David Bowen

HAYWARD ROAD UPDATE:

Stephanie Happold stated that she researched for the BOCC the issue of closing a road to the public except for emergency access. It can be done with the proper public notice and public hearing. The County would need to testify why the road is being closed to the public. The concern was that if Sagebrush Power Partners improved the road, they would want to be indemnified, and the County's liability would increase. Stephanie does not know if Sagebrush's stance has changed on that.

Board Direction:

Prepare a letter to Sagebrush asking them if their stance has changed on Hayward Road.

AIRPORT UTILITY SCOPE & BUDGET UPDATE:

Kirk briefed the BOCC on the Innovative Partnership Zone (IPZ) project, per Ron Criddlebaugh of the Ellensburg Economic Development group. They are doing a preliminary layout of the Airport Industrial Park including a survey, topographical information, and a technological park/research center. A scope of work and budget is being negotiated with USKH of Spokane because of their known expertise in leveraging dollars. That scope and budget will come before the BOCC in December.

Board Direction:

No direction.

SUNCADIA BOND:

Kirk noted receipt of a letter from Suncadia today, requesting that the County call the \$5 million letter of credit, so that Suncadia can use these funds to complete road and utility work within Phase 2. They have no cash and are in bad financial trouble. Paul Jewell asked why the County would do this, as the roads and utilities are private, and this is an issue between private landowners. Kirk noted that the County is the permitting authority for building permits, and that the County has been asked to inject itself into the middle of this, which really is unusual; Kirk has never called a bond before. Kirk would like to meet with the Prosecutor's Office on this matter as soon as possible. Mike Flory explained the County's obligation is that the County has a developers' agreement with Suncadia, and there are 16 lots in this area with no paved road and no electricity, etc. The developer's agreement requires alarm systems and sprinkler systems in the homes. The 2 building permits issued in this area

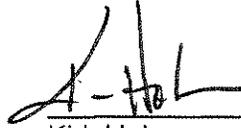
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were issued based on the bond. From a building standpoint the County is OK permitting just 2 homes on an unpaved road, but cannot allow another home to get started.

Board Direction:

Consult with the County Prosecutor's Office and place on the agenda for the next Study Session.

Meeting adjourned at 1:52 pm



Kirk Holmes
Public Works Director