

**COMMISSIONERS' MINUTES  
KITITAS COUNTY, WASHINGTON  
COMMISSIONER'S CONFERENCE ROOM  
SPECIAL MEETING**

**THURSDAY**

**3:30 P.M.**

**MAY 5, 2011**

Board members present: Chairman Paul Jewell and Commissioner Obie O'Brien. Vice-Chairman Alan Crankovich was absent.

Others: Catherine Dunn, Deputy Clerk of the Board; Patti Johnson, Solid Waste Director and Project Manager.

**SPECIAL MEETING**

**JAIL AND ARMORY UPDATE**

**COMMISSIONERS**

At 3:30 p.m. **Chairman Jewell** opened the Special Meeting to consider updates on the Jail Expansion and Armory Remodel projects.

**Pre-Bid Meeting**

**Patti Johnson**, Project Manager, said there were 25 people attending the pre-bid meeting for the Jail Expansion. She said 11 of those attending were General Contractors and the rest were Sub-Contractors. She said she had high expectations for the bidding which will be at 2:05 p.m. on May 19, 2011 in the Commissioners Conference Room.

**Impact Fees**

**Ms. Johnson** said the City of Ellensburg is talking about requiring Impact Fees for the Jail to cover any potential new employees. **Commissioner O'Brien** said the impact fees were based on the kind of facility and size equals the number of vehicle trips at peak times per employee. He said that one alternative would be not to have shift changes at the City's peak vehicular travel times. He said the Chamber of Commerce has asked the City to suspend impact fees for a year to stimulate growth. He noted that impact fees may be required for the Armory and he asked if the City had mentioned hook-up fees for sewer and water. He mentioned that there may be exceptions based on size of the new addition versus the overall size of the buildings on the site.

**ART Agreement**

**Ms. Johnson** said the original agreement with ART (the architects) agreed to by the Board, included a construction management position for 30 hours a week on the project in the amount \$45,000. They are now including a half time construction manager estimated at \$100,000, not included in the original agreement. She said she didn't expect to need the construction manager as much as the

architects estimate but just for the parts of the job she needs help with. **Commissioner O'Brien** asked about the possibility of using a Master's program intern from Central Washington University. She said she would check and see if there is someone qualified and she will draw up a proposal for the construction manager portion.

**Armory Boundary Line Adjustment**

**Ms. Johnson** said the Department of Public Works is submitting a BLA to include the Armory with the Fair parcels. She said this will solve the parking problem as it will be able to use the large lots for parking. She said if the vacation of 7<sup>th</sup> ST goes through, the ADA parking can be on 7<sup>th</sup> ST and the parking works out fine. She said the problem would be that the City will require half street improvements on Poplar St with frontage improvements and sidewalks, etc. She will ask that it be removed from the RPZ Zone and she is waiting for an cost estimate.

**Commissioner O'Brien** said the County could ask for a deferral because there are no existing sidewalks in the area. **Ms. Johnson** will send a letter asking for the deferral. She said the City also wanted to have the alley paved as it will be the access to employee parking, but if they move the parking to 7<sup>th</sup> ST that will not be an issue.

Meeting adjourned at 4:15 p.m.

**DEPUTY CLERK OF THE BOARD**

  
Catherine Dunn

**KITTITAS COUNTY COMMISSIONERS  
KITTITAS COUNTY, WASHINGTON**

  
Paul Jewell, Chairman