

**COMMISSIONERS' MINUTES
KITITAS COUNTY, WASHINGTON
COMMISSIONERS AUDITORIUM
SPECIAL MEETING**

TUESDAY

2:00 P.M.

MAY 17, 2011

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

Others: Julie Kjorsvik, Clerk of the Board; Deanna Panattoni, Treasurer; Marsha Weyand, Assessor; Neil Caulkins, Deputy Prosecutor and Daniel J. Mihalyo, Applicant.

PUBLIC HEARING

RE-SALE OF TAX TITLE PROPERTY

TREASURER

At 2:00 p.m. **CHAIRMAN JEWELL** opened a Public Hearing to consider an application for the Re-Sale of Tax Title property of approximately 6.26 acres located adjacent to the Columbia River (Map Number 16-23-28000-0001).

DEANNA PANATTONI, TREASURER gave a staff report. She said she received an application from Daniel J. Mihalyo, for the Re-Sale of Tax Title property and process for the re-sale of Tax Title property. She outlined the process for the Boards consideration. **NEIL CAULKINS, DEPUTY PROSECUTOR** explained how the County comes in to Tax Title property and how there is a variety of properties that they hold as Tax Title. He said according to RCW 36.35.100, the County is to make a decision on if the sale is in the public's best interest to sell it and then set a minimum price, which would be followed by a notice of public auction and sold to the highest bidder.

THOSE PRESENT & TESTIFYING: DANIEL MIHALYO, APPLICANT questioned what would be the determination if the sale would be in the public's best interest or not. He said he had looked at the property to the north and south of the property in question, and said access can only be from the river unless he could somehow obtain an easement from private property owners, which also includes property currently owned by the Army Corps of Engineers. He felt it would be a great recreation property and that's the reason why he is interested in purchasing it. He said it's located between the John Wayne Trail bridge and the dam. **THERE BEING NO OTHER PUBLIC REQUESTING TO TESTIFY THE PUBLIC PORTION OF THE HEARING WAS CLOSED.**

MARSHA WEYAND, ASSESSOR said the map is just an "approximate" and is not an actual survey map. She indicated there may not be a good legal description available and that all exempt properties are listed at a

value of \$100.00 because they don't have the staff available to put a market value on those right now. **MS. PANATTONI** said once the property becomes Tax Title and it's in County ownership, there is no value assigned because the Districts would then begin to think they would be receiving funds. **MR. CAULKINS** said the absence from access does not prohibit the County from selling the property. He indicated that in order to create a Deed, the County would need to have a proper legal description put together and suggested having it completed prior to noticing it for sale, if the Board chose to sell it. He said that any proceeds from the sale would be split amongst the taxing districts.

COMMISSIONER CRANKOVICH asked what the difference in expense between getting a survey completed versus how much the County would end up receiving proceeds from the sale. **COMMISSIONER O'BRIEN** questioned if the county puts money in to it could the cost of a survey be added on to the minimum price. **CHAIRMAN JEWELL** noted the property had been on tax rolls since the 1930's and the County has not found a use for it yet and felt it would be in the best interest of the public to offer it up for auction. He felt it made sense to get a market price value on the property before noticing it for auction in order to see if the property even exists. It was noted that the Public Works Department could possibly assist with survey.

MS. WEYAND said since it's been in the County's possession since the 1930's, the river may have changed since and even though it says there are 6.26 acres of property, it may or may not be accurate and noted it could even be underwater at this time. She said they could possibly give it a value, but noted the information would be over a year old, and it may be difficult for them to even identify the property. **COMMISSIONER CRANKOVICH** said if there was no access to the property, it could be difficult to get a survey completed anyway. **MR. CAULKINS** said there is no County staff whom are a licensed surveyor's, and in order for the information to be accurate, there may be no other way to obtain a survey other than paying the expense for it.

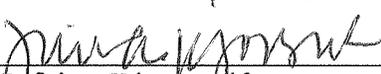
CHAIRMAN JEWELL said he would like to see some research done first. **COMMISSIONER CRANKOVICH** said he would like to see if something exists prior to spending money on a survey. **MS. PANATTONI** said a Title Report could have some information on it, which may include the legal record.

CHAIRMAN JEWELL suggested continuing the Public Hearing and to determine the costs of a survey, along with obtaining information on the property value from the Assessor's office.

COMMISSIONER CRANKOVICH moved to continue the Public Hearing to Tuesday June 7, 2011 at 2:00 p.m. in the Commissioners Auditorium, Room 109, Kittitas County Courthouse 205 West 5th Avenue Ellensburg, WA, noting the public record was closed. **COMMISSIONER O'BRIEN** seconded. Motion carried 3-0.

The meeting was adjourned at 2:37 p.m.

CLERK OF THE BOARD



Julie Kjosrvik

**KITTITAS COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON**



Paul Jewell, Chairman