

COMMISSIONERS' MINUTES
KITTITAS COUNTY, WASHINGTON
BOCC CONFERENCE ROOM
REGULAR MEETING

Tuesday

October 14th, 2014

2:00 PM

Board members present: Gary Berndt, Paul Jewell

Others: Patti Johnson, Lisa Lawrence, Mickey Webb, Greg Zempel in at 3:55pm, Ron Haxton, Rob Haneline, and Donna Albert.

REGULAR MEETING

COMMISSIONERS

Meeting called to order at 2:01pm

Commissioner Jewell opened the meeting stating that he was unhappy with Ameresco and the communication during the project and that the contingency funds weren't automatic it was his opinion that it was dedicated for unforeseen items not for items overlooked by Ameresco.

ESCO Project: Donna Albert, with the State Department of Enterprise Services gave background on the energy service project and the relationship with Ameresco to provide the services on the project. Discussion included the contract and change orders for the project. Further discussion included issues throughout the project including communication, delays and elevator problems and the County having a reasonable position that full contingency should not be expected.

Rob Haneline, with Ameresco presented and discussed a summary closeout proposal letter, dated October 14th, 2014 and the Proposed Services Proposal from April 5th, 2013 and the improvements accomplished from the project. Discussion included lights, window replacements, the Courthouse elevator and the Jail elevator. Further discussion was held on Services performed and Benefits and Costs. Discussion was held on Field Authorization and the spreadsheet hereto attached. Continued discussion included the complexity of Elevators costs and the delays ensued, L&I and elevator contractors and code issues.

Further discussion was held on the fact that the Rodeo Arena Lights were not replaced as part of the project and that the documents did not reflect a cost savings for this item being deleted.

It was discussed that the cost of the window valance/headers in the assessors/treasurers' wing should have been included in the proposal. Ron Haxton stated that this is different type of project since it is

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open books so the county could see what they have been charged for and what was included. They feel this was not in their number for this portion of the project.

Commissioner Jewell also stated that the jail staff had documentation on injuries, additional staffing and costs created due to the elevator being down for so long. In addition to what the final expectation from the County is regarding to how the elevator is to function.

Patti informed the Board that the County is still being fined every 90 days for the Elevator Inspection in the Jail which has not been signed off as being corrected by the contractor.

Ameresco agreed to go back and look into the lighting at the arena, look at exact numbers and schedule another meeting with the Board to discuss the closeout of the project further.

Solid Waste Update: Patti informed the Board that Solid Waste has almost sold out of compost. There was discussion about a rumor that the County was being fined for not testing their compost for over 4 years. Patti informed the Board that she contacted the Health Department and the Department of Ecology and verified that the County Compost Facility is in compliance. Discussion was held on compost complaints and the different uses of compost and compost socks. Patti informed the Board that the regulation needs to be re-written to allow the DNR to use compost socks. The regulation reads certified straw and doesn't address certified compost.

Patti informed the Board the Dept. of Ecology contacted her in regard to Apple maggot and that the Dept. of Ag wants to re-open discussion on this issue.

Maintenance Update: Mickey informed the Board about the Courtyard clean up and blowing out the sprinkler lines for winter preparation.

Rate Structures: Mickey presented the Board with a draft rate sheet and explained his formulas and asked the Board for feedback on his approach. Discussion included factoring in revenue numbers, market variance, facility costs and current rental incomes as well as working on a grid to look further into rate structure.

Long Term Event Storage: Discussion was held on renters wanting to store materials, such as panels and trailers at the site for the season and referring them to storage facilities. Further discussion was held on guaranteed income and including it in the contract with a disclaimer and a waiver.

YOCF: Mickey informed the Board that he cancelled the Ye Ol County Fair Event due to a loss every year for the past 3 three years.

Name Branding: Discussion was held on consistency of the name of the Facility and that instead of Rodeo Grounds, Kittitas County Fairgrounds and Armory the Facility is the Kittitas County Event Center. Mickey informed the Board he would start contacting vendors with the name change and address change.

Commissioner Jewell called a 10 minute Executive Session at 4:00pm RCW 42.30.110

Executive sessions. (b) To consider the selection of a site or the acquisition of real estate by lease or purchase when public knowledge regarding such consideration would cause a likelihood of increased price; Executive Session ended at 4:10pm. No decision.

**KITTITAS COUNTY
COMMISSIONERS
KITTITAS COUNTY, WASHINGTON**



Lisa Lawrence



Paul Jewell, Chairman