

## Minutes for January 7, 2008

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**067655 THE BOARD OF WHITMAN COUNTY COMMISSIONERS** met in their Chambers in the Whitman County Courthouse, Colfax, Washington for **Monday, January 7, 2008 at 9:00 a.m.** Chairman Greg Partch and G.R. Finch, Commissioners and Maribeth Becker, CMC, Clerk of the Board attended. Commissioner Largent was not available.

**9:00 a.m. - Call to Order/Board Business/BOCC Workshop.**

Present: Joe Smillie (9:30 a.m.).

**067656 1.** Items discussed included an annual leave extension request and an update on reserve projections. No action taken.

**10:00 a.m. - Pledge of Allegiance.**

**D067656A 2. Motion** by Commissioner Finch to accept the consent agenda. Motion **seconded** by Commissioner Partch and **carried**.

**10:05 a.m. - Bob Lothspeich and Joe Smillie.**

**067657 3.** Claims/Payroll warrants numbered **211443-211499** for **\$75,785.95** approved.

|      |   | 13 <sup>TH</sup> MONTH | 2008     |
|------|---|------------------------|----------|
| FUND | FUND NAME                               | AMOUNT                 | AMOUNT   |
| 001  | Current Expense                         | 20,853.21              | 3,610.29 |
| 102  | Building & Development                  | 43.14                  | 37.88    |
| 104  | Developmental Services                  | 24.25                  |          |
| 110  | County Roads                            | 441.11                 | 450.66   |
| 111  | CETC Building                           | 39.17                  |          |
| 123  | Paths & Trails-123.310.000              |                        | 1,160.00 |
| 127  | Drug Enforcement-Quad City              |                        | 118.64   |
| 144  | Emergency Communications-144.260.001    | 7,640.14               |          |
| 300  | Capital Projects Asset Acq.-300.010.001 | 1,233.03               |          |
| 400  | Solid Waste                             | 4,186.06               | 84.84    |
| 501  | Equipment Rental & Revolving            | 32,174.07              | 84.69    |
| 510  | Photocopier Revolving                   | 1,399.52               |          |
| 513  | Communications Revolving                | 1,815.96               | 389.29   |

**067658 3.** December 31, 2007 minutes approved.

**067659-067662 4.** Personnel board orders approved.

**067663 5. Board Reorganization.**

**Chairman:** Commissioner Finch **moved**, Commissioner Partch **seconded** the motion and it **carried** to nominate Commissioner Largent as Chairman of the Board for the 2008 calendar year.

**067664 6. Vice-Chairman:** Commissioner Partch **moved**, Commissioner Finch **seconded** the motion and it **carried** to nominate Commissioner Finch as Vice-Chairman for 2008. The officials assumed their new positions.

**067664A 7.** After review and modification, Commissioner Partch **moved**, Commissioner Finch **seconded** the motion and it **carried** that other than not knowing about Upper Columbia RC&D, the Board approves the commissioners' 2008 committee assignments as presented:

**2008 Whitman County Commissioners Committee Assignments**

**Commissioner District I, Greg Partch**

Aging & Long Term Care of Eastern Washington Governing Board (ALTCEW)  
(Committee Paid Expenses)  
Joint Planning Advisory Committee (JPAC) II  
Public Defense Advisory Committee  
Senior Assistance Fund of Eastern Washington (SAFE)  
Transportation Improvement Board (TIB) (State Paid Expenses)  
Whitcom Executive Board  
Workforce Development Council (WDC) (State Paid Expenses)

**Commissioner District II, Jerry Finch**

Detention Alternatives Workgroup  
Developmental Services Advisory Board (DSAB) (Non-Member)  
Greater Columbia Behavior Health Regional Support Network (GCBH) (Primary)  
(Mike Berney-Alt.)  
Juvenile Justice Advisory Committee (JJAC)  
LEOFF I Board  
Martin Hall Juvenile Facilities Consortium  
Palouse Basin Aquifer Committee (PBAC)  
Palouse Economic Development Council (PEDC)  
Palouse Local Work Group  
Palouse River Counseling Center Advisory Board (PRCC) (Non-Member)  
Rural Transportation Planning Organization (RTPO)  
Scenic Heritage Byways Committee  
United Way of Pullman (FEMA)  
Washington Counties Insurance Fund (WCIF) (Paid Expenses) (Primary) (Kelli Campbell-Alt.)  
Washington Rural Counties Risk Pool (WRCRP) (Primary) (Sharron Cunningham-Alt.)

**BOCC MINUTES-01/07/08**

**Commissioner District III, Michael Largent**

Agricultural Burning Task Force (DOE)  
Council on Aging & Human Services (COA&HS)  
Palouse Empire Fair Board (PEF)  
Palouse Empire Fair Foundation (PEFF)  
Salmon Recovery Board (SRB)  
Tucannon River Workgroup  
Upper Columbia RC&D  
Water Resource Investment Area (WRIA) 34-Whitman County  
Water Resource Investment Area (WRIA) 35-Garfield County  
Water Resource Investment Area (WRIA) 56-Spokane County  
Whitman County Business & Development Association (WCB&DA) (Primary)

**Chairperson**

Board of Law Library  
Capital Improvement Program (CIP)  
Finance Committee  
Hearings Examiner Board  
Incident Team (IT)  
Safety Committee (SC)  
Transportation Policy Board (TPB)

**All Commissioners**

Board of Health (BOH)  
Board of Equalization (BOE)  
Elected Officials Meetings  
Financial Report Meetings  
Joint Latah County/Whitman County  
Joint Port of Whitman County/Whitman County  
Law & Justice Planning Council (L&J)  
Quad Counties Meetings  
WA-CERT Port/County Review Committee

**All Commissioners May Attend Occasionally (BOCC-Not Members)**

Accounting Technicians Meeting  
Associate Development Organization (ADO)  
Civil Service Commission  
Community Education Training Center Advisory Committee (CETCAC)  
Emergency Communication Advisory Committee (ECAC)  
Extension Steering Committee  
Noxious Weed Control Board  
OKKO Club  
Park & Recreation Board  
Road and Bridge Advisory Board (RBAB)  
Solid Waste Advisory Committee (SWAC)  
TEA-21 or ISTEA or SAFE-TEA Committee  
Water Conservancy Board

**BOCC MINUTES-01/07/08**

Web Committee  
Wellness Committee

**Commissioners Do Not Attend**

Blue Ribbon Advisory Task Committee  
Board of Adjustment  
Citizens' Commission for Salary for Elected Officials  
Classification Committee  
Elected & Appointed Team Committee  
Planning Commission

**067665** 8. Commissioner Finch **moved**, Commissioner Partch **seconded** the motion and it **carried** to approve the list of 2008 county dues as presented.

|                                     |                    |
|-------------------------------------|--------------------|
| Aging & Long Term Care              | \$ 4,874.00        |
| Community Education Training Center | 5,000.00           |
| National Association of Counties    | 865.00             |
| Office of Minority & Business Women | 150.00             |
| Palouse Basin Aquifer Committee     | 5,000.00           |
| Palouse Basin Water Summit          | 250.00             |
| Upper Columbia RC&D                 | 150.00             |
| WA Association of County Officials  | 6,957.00           |
| WA State Association of Counties    | 8.285.00           |
| <b>TOTAL ORIGINAL AWARD</b>         | <b>\$31,531.00</b> |

**067666** 9. Bob Lothspeich indicated Park & Recreation District #6 (Tekoa) had unanticipated expenses this past summer making them unable to pay off the balance of their loan as agreed. Therefore, the District is requesting an extension to the \$5,700 loan balance. Commissioner Partch **moved**, Commissioner Finch **seconded** the motion and it **carried** to authorize extending the loan for Park & Recreation District #6.

**RESOLUTION NO. 067666**

The Board of County Commissioners  
For Whitman County, State of Washington

**WHEREAS**, the Board of Whitman County Commissioners met in regular session on the 7th day of January, 2008; and,

**WHEREAS**, the Board of Whitman County Park and Recreation District #6 is authorized by R.C.W. 36.69.350 and has requested an interfund loan, which was approved August 11, 2006 in the amount of \$20,000 to be used for operating expenses beginning September 11<sup>th</sup> through the remainder of the 2006, to be repaid on or before May 18, 2007 with interest, and;

**BOCC MINUTES-01/07/08**

**WHEREAS**, Park and Recreation District #6 incurred extraordinary repair expenses during the 2007 summer swim season, and;

**WHEREAS**, Park and Recreation District #6 requested and was granted an extension of payment until November 20, 2007, and;

**WHEREAS**, Park and Recreation District #6 was only able to pay \$14,300 plus interest on the loan payment due date, and;

**WHEREAS**, this request complies with R.C.W.'s 39.69.010; 39.69.020; 39.69.030; and 39.36.020 regarding loan agreements and debt limitations; and

**WHEREAS**, the remaining portion of the interfund loan of \$5,700 will be repaid in one payment on or before May 16, 2009 at an interest rate of 4.60%,

**NOW, THEREFORE, BE IT RESOLVED AND IT IS ORDERED** that an interfund loan extension of \$5,700.00 be granted to Whitman County's Tekoa Park and Recreation District # 6 from the Whitman County Current Expense Fund, to be repaid as stated.

**PASSED, APPROVED AND ADOPTED** this 7th day of January 2008.

BOARD OF COUNTY COMMISSIONERS  
OF WHITMAN COUNTY, WASHINGTON

ABSENT  
Michael Largent, Chairman

ATTEST:

\_\_\_\_\_  
Greg Partch, Commissioner

\_\_\_\_\_  
Maribeth Becker, CMC  
Clerk of the Board

\_\_\_\_\_  
G.R. Finch, Commissioner

**067667** 10. As a result of an explanation received from Judge Robinson, the fact this is something that has been done in the past and it has been approved by the union, Commissioner Partch **moved**, Commissioner Finch **seconded** the motion and it **carried** to authorize the carrying over of vacation leave accrual for Mary Shaw from 2007 to 2008.

**067668** 11. Commissioner Partch **moved**, Commissioner Finch **seconded** the motion and it **carried** to appoint Lisa Blumenshein to a 4-year term on the Citizens' Commission on Salaries for Elected Officials. Ms. Blumenshein's term will expire December 31, 2011.

**BOCC MINUTES-01/07/08**

**067669** 12. A letter of appreciation was forwarded to Bradley Loomis thanking him for his service on the Citizens' Commission on salaries for Elected Officials.

**067670** 13. A letter from Clinton Miller of Miller Land Co. was received regarding the proposed development at Rock Lake.

**067671** 14. Commissioners' pending list reviewed.

**10:25 a.m. - Recess.**

**11:00 a.m. - Mark Storey, Public Works Director.**

Present: Phil Meyer and Joe Smillie.

**ACTION ITEMS**

**067672** 1. Commissioner Partch **moved**, Commissioner Finch **seconded** the motion and it **carried** to publish the notice of call for bids for one water tank complete with pumps, valves, nozzles and controls mounted on Whitman County provided truck.

**Maintenance Division:**

**D067672A** 2. Phil Meyer reported the crews worked half a day on Sunday; there is talk of an impending snowfall for today.

**11:15 a.m. - Recess.**

**11:30 a.m. - Tammy Lewis, ADO Coordinator.**

Present: Joe Smillie.

**067673** Ms. Lewis distributed information and touched on some projects she has been involved with and continues to work on:

- Marketing flyer for the Port's (ISR) building in Pullman
- Upcoming business plan competition slated for April 11-12
- Tour with Dave Bonfield of North Idaho Manufacturing who identified 140 small manufacturers in the region, one of which might be eligible for a rural industry grant
- Affordable Housing Forum set for March 20<sup>th</sup>
- CTED ordered all ADO's a 3-year subscription to a new grant site; forwarded numerous grant opportunities to local community organizations
- 2007 newsletter
- 2008 legislative issues that affect the area from an economic standpoint

**BOCC MINUTES-01/07/08**

**11:40 a.m. - Recess.**

**1:30 p.m. - Randy Baird, USDA.**

Present: Tammy Lewis and Joe Smillie.

**067674** Mr. Baird discussed a variety of USDA programs including but not limited to:

- Housing
- Community facilities
- Business programs
- Rural business enterprise grants
- Intermediary relending programs
- Renewable energy and value added resource grants
- Utility programs
- Distance learning and tele-medical grants
- Incumbent worker training
- Infrastructure studies

**2:15 p.m. - Recess.**

**2:30 p.m. - Jeff DeVoe, Hawkins Companies.**

**067674A Present:**

|                    |  |
|--------------------|--|
| Clay Landry        | West Water Research                    |
| Isaac Scuryes      | The Gallatin Group, Boise              |
| Paul Kimmell       | Avista Corp.                           |
| Tammy Lewis        | Palouse Economic Development Council   |
| Pete Dickinson     | City of Pullman                        |
| Les MacDonald      | City of Moscow                         |
| Debbie Snell       | Port of Whitman County                 |
| Art Schultheis     | SD7, Inc/Wheatland Builders LLC        |
| Leigh Ann Decker   | Crossroads Nursery                     |
| Jon Decker         | Crossroads Nursery                     |
| Mark Storey        | Whitman County Public Works            |
| Sharron Cunningham | Whitman County Administrative Services |
| Bob Lothspeich     | Whitman County Treasurer               |
| Joe Reynolds       | Whitman County Assessor                |
| Denis Tracy        | Whitman County Prosecutor              |
| Bev Divine         | Whitman County Information Services    |
| Kelli Campbell     | Whitman County Human Resources         |
| Joe Smillie        | Whitman County Gazette                 |
| Rory Curtis        | Inland NW Broadcasting                 |
| Devin Rokyta       | Moscow-Pullman Daily News              |
| Evan Ellis         | KQQQ Radio                             |

**067676** Commissioner Finch explained Hawkins Companies has been in communications with Whitman County Planning Department since development of the revised Pullman-Moscow Corridor Plan. It is the Board's feeling this information should now be shared with the citizenry with the hopes of entering into an agreement with Hawkins Companies in the near future. Whitman County will proceed with due diligence and will not jump into something unless it is good for Whitman County and its citizens. If the proposal does not financially work well for the county or Hawkins Companies it will not proceed. Time will be set aside on January 14 and 22 for public comment in anticipation of making a decision on the 28<sup>th</sup>. If the project does proceed, it will change the landscape of Whitman and Latah Counties and be good for the entire region.

Commissioner Finch referred to an economic impact study developed by Dr. Steve Peterson, University of Idaho Economist. Dr. Peterson's study revealed that in 2002, in Whitman County alone, \$60 million (inadvertently reported as \$80 million) worth of retail sales escaped to other areas. Whitman County needs to develop a way, as a region, to keep some of that money here.

Jeff DeVoe of Hawkins Companies provided a short history of the company adding that Hawkins has been searching for water and is in the process of transferring water rights to their project. When researching areas for possible commercial retail development, roads, water, sewer, utilities, etc. are usually already in place. Their development costs are then only associated with the land itself. This is not the case for the proposed Whitman County development. Therefore, Hawkins Companies is asking the county to enter into a public/private partnership with them to introduce the infrastructure to the area so they can proceed with development in the corridor. Hawkins plan is to initially develop 618,500 square feet using 73 of the 124 acres. Mr. DeVoe then went on to review spreadsheets conservatively estimating the project revenue/expenditures based on the county bonding the infrastructure that involve:

- Future sales tax
- Real property tax
- Project phase-in costs
- Unaccounted sales tax
- Public infrastructure costs
- Sources and uses of funds

Questions that should be asked:

- Will the county put in infrastructure in the corridor?
- Who builds the infrastructure?
- When would it begin?
- How long will it take?

## BOCC MINUTES-01/07/08

Hawkins is suggesting the county enter into a public/private partnership, whereby they would enter into a development agreement requiring Hawkins Companies to comply with the public construction laws in the State of Washington. Hawkins Companies would be the construction manager on the site and subject to county inspections. The agreement would have very little to do with the actual bond that the county may/may not chose to issue. Funding for the infrastructure is a matter of county business. If the county and Hawkins come to an agreement in the near future it is not inconceivable that this project would be under construction in the early summer of 2008.

Denis Tracy asked for examples of other public/private partnership Hawkins has entered into. Mr. DeVoe responded Pocatello, Idaho bonded for \$7 million in order to improve the arterial roadways around and through a dilapidated area thereby allowing Hawkins Companies to build a shopping center in Pocatello.

A second example took place near Idaho Falls. They too were finding that all their sales tax revenue was going to Idaho Falls. The mayor was willing to commit funding for infrastructure if Hawkins Companies was willing to commit to building a shopping center. That project is now completed.

A significantly larger infrastructure project (\$41 million) is taking place in Corpus Christie, Texas. The dirt has not yet been moved but the bond has been approved by the city.

Art Schutheis inquired about maintenance of the infrastructure. Mr. DeVoe felt the water/sewer systems would have to be self sufficient by the user fees generated. With respect to roads, Mr. DeVoe thought that would be come from real property tax revenue generated by the development.

Jon Decker asked where the water will come from and about the deletion of water rights. Jeff DeVoe said this plan assumes water rights success meaning the 4 water rights would succeed. It is in the public's interest for water/sewer to be administered by a municipal government.

Commissioner Partch commented that the Board has worked long and hard to increase revenue by improving the economic base focusing in the corridor. The county is willing to work with any entity in a business friendly manner.

Commissioner Finch said one reason he is excited about this project is because the corridor is going to be the growth engine for the county and this company will do it right and will set the tenor for the rest of the corridor. If this shopping center is not developed, the corridor will be a series of steel buildings with 20 car parking lots and constant

## BOCC MINUTES-01/07/08

perpetual change. In 20 years the buildings will look like 20 year old steel buildings. He felt this project will drive the type of long term healthy environmental into Whitman County not only creating revenue, but growth and job opportunities for the region.

City of Moscow Public Works Director Les MacDonald said he was asked by Mayor Chaney to comment about the fact that between the City of Moscow and Hawkins Company all 4 water rights transfers are being appealed by one party or another. The City's interest is still water resource although many don't see it that way. This issue is near and dear to the mayor, other city administration members and members of the community. Therefore, the City wants to be very involved in how water is dealt with. Mr. MacDonald did note that the city, as an appellant, has requested the potential for mediation. The Department of Ecology is aware of this and has indicated they are potentially interested in participating along with the Idaho Department of Water Resources. He didn't know if the City had heard back from Hawkins Companies but this is obviously on-going. The intent is to sit down and work out some of the concerns and talk through some of the issues.

Commissioner Finch thanked Mr. MacDonald but said he would have to agree and disagreed with some of his comments. He too understood that the City wants to drill a huge well in Moscow just across from Hawkins proposed well site. Having been in retail most of his life, he understand the City's apprehension when a competitor comes into the area, but that is part of development.

Tammy Lewis wondered if the county will be exploring the cost of running sewer/water from the City of Pullman. Commissioner Finch said the City of Pullman has performed some studies on those costs and the numbers were staggering. Extending water/sewer to Sunshine Road is estimated at \$14 million and Sunshine Road is only about halfway to the proposed location.

Mark Storey said of the \$10.6 million bond amount discussed, water is estimated at approximately \$2 million. There will also be costs for roads, sewer systems, storm water and other infrastructure costs.

Mr. DeVoe pointed out there are no line items included in his spreadsheet for water rights or easement costs. Although Hawkins will definitely benefit from the infrastructure, they are not seeking reimbursement for these items.

Commissioner Partch reiterated that public comments will be accepted by the Board over the next two weeks. Commissioner Finch added that he would like as much information from the citizenry as he can get in order to make an informed decision.

**BOCC MINUTES-01/07/08**

Joe Smillie asked if there is a contingency on the bond in the event things don't work out. Commissioner Finch replied that the county would not sign anything until Hawkins has a signed lease with Lowe's and assurance that the water rights will be secured. Jeff DeVoe explained that the sequencing of this project is such that the project will be well under construction by the time a bond is actually floated. Hawkins Company will not begin "pushing dirt" unless they have a firm commitment from Lowe's.

Jon Decker wondered how many jobs will be created by developing the corridor. Commissioner Finch was unable to estimate that number at this time. However, one of his goals is to create an environment that will provide family living wage jobs in Whitman County for our children and grandchildren so they won't leave the area and the way to do that is through retail.

Sharron Cunningham appreciated the time and money Hawkins Companies has put into this project thinking well into the future for Whitman County and that is what impresses her. Economic development to her is very exciting because that means growth. As a staff member, she knows that all the elected officials involved will do a lot of leg work, will put pen to paper and do their best to answer all the questions that will be coming up during this process. It is important to all staffers to proceed with due diligence and take care of the taxpayer's money.

There being no further comments, Vice Chairman Finch thanked everyone for attending.

**3:45 p.m. - Adjournment.**

**D067376A** Commissioner Partch **moved** to adjourn the **January 7, 2008** meeting. Motion **seconded** by Commissioner Finch and **carried**. The Board will meet in regular session, in their Chambers', in the Whitman County Courthouse, Colfax, Washington, on **January 14, 2008**. The foregoing action made this **7th** day of **January 2008**.

ss/ GREG PARTCH, COMMISSIONER

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MARIBETH BECKER, CMC  
Clerk of the Board

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G.R. FINCH, VICE-CHAIRMAN  
Board of County Commissioners