

## MINUTES

### BOARD OF COMMISSIONERS – GRAYS HARBOR COUNTY REGULAR MEETING

March 19, 2012

The Commissioners met in regular session in the Commissioners' Meeting Room, Administration Building, Montesano, Washington, on Monday, March 19, 2012, at 2:00 p.m. Commissioners Terry Willis and Mike Wilson were present. Donna McCallum, Clerk of the Board, and James Baker, Senior Deputy Prosecuting Attorney, were also present.

#### CALL TO ORDER AND FLAG SALUTE

Commissioner Willis called the meeting to order with the pledge of allegiance.

A motion was made, seconded and passed to excuse Commissioner Welch from the meeting.

The Clerk of the Board announced the following item would be added to the agenda under Commissioners:

- Consulting Services Contract with David Haller for Campus Security

#### BIDS:

None

#### HEARINGS:

1. **Vacation of Right-of-Way for a portion of Oyster Place #14800 between mileposts 0.174 to 0.209:** There was a public hearing on March 19, 2012 to consider a request for vacation of right-of-way for a portion of Oyster Place #14800 between mileposts 0.174 to 0.209. Notice of this hearing was published in *The Montesano Vidette* March 8, 2012. Chairman Terry Willis asked for a staff report.

Tom Gray, Engineering Department, read the following Engineer's Report. Oyster Place consists of a 22' roadway that has a chip seal surface and two foot gravel shoulders within a 60' right of way in the area being considered for this partial vacation. The road is a low volume roadway with an ADT of 259. Initially, Oyster Place was a portion of Secondary State Highway 13A. The state built a new crossing in this area and this portion of the state highway was then abandoned. RCW 36.75.090 provides that where these roads are not within any incorporated areas they shall become county roads. At present our maintenance records indicate the county has worked on this road as early as 1978.

Recent construction has resulted in 265 s.f. of a new building encroaching upon the county right of way. A realignment plan that is based on the traffic volumes and posted speeds for this portion of roadway has been considered to allow for the continuance of this roadway which leads to a body of water. By vacating the portion of the roadway that has been encroached upon by the new construction and simultaneously acquiring easement rights across a portion of the parcel to the south would establish a new alignment that preserves the roadway leading to a body of water.

The Engineering Department supports the vacation of this portion of Oyster Place contingent upon the realignment plan being accepted.

Commissioner Willis asked if there was any public comment.

Mark Ballo from Brady's Oysters made comments in favor of the vacation. He stated the county and the Department of Ecology have agreed on the new alignment and there is no gain or loss to either side.

Kristi Ballo spoke in favor of the vacation.

There was no further public comment and the hearing was closed.

**ACTION: A motion was made, seconded and passed to approve Resolution No. 2012-016 vacating a portion of Right-of-Way for Oyster Place #14800 between mileposts 0.174 to 0.209.**

**PUBLIC COMMENT**

Commissioner Willis called for public comment on county-related items. She announced comments and statements would be accepted and limited to three minutes. Questions should be submitted in writing.

There was no public comment.

**CONSENT AGENDA:** Approval was requested for the following items:

**Minutes:**

Regular and Morning Meetings –March 12, 2012

**Commissioners:**

Appoint Mark Baxter to the Board of Adjustment, District 3 position for an unexpired term ending - Sept. 30, 2014

**Public Services:**

Set Hearing Date – *April 16, 2012* – Solid Waste Management Plan

**Correspondence:**

PUD No. 2 Pacific County Revenue Report 2011

Use Request, Keel Road April 30, 2012 thru May 2012

**ACTION: A motion was made, seconded and passed to approve the Consent Agenda as listed above.**

**COMMISSIONERS**

\*\* Added item:

**1. Consultant Services Contract with David Haller for Grays Harbor County Campus Security:** A motion was made, seconded and passed to approve the consultant services contract with David Haller for Grays Harbor County Campus Security. The contract period is from March 19, 2012 to April 20, 2012 at the rate of \$25.00 per hour. The Contractor shall perform such services and accomplish such tasks, including the furnishing of all materials and equipment necessary for full performance, as follows: analyze and assess physical security risks to the Grays Harbor County building facilities, including the courthouse and administration buildings in Montesano, Pearsall Building and Juvenile Detention Center in Aberdeen, and develop recommendations for security management, including proposals for a security implementation plan with necessary equipment and personnel, and preparing a written position description for a county deputy director of public services for facilities security.

## **DEPARTMENTS**

### **PUBLIC SERVICES**

- 1. Request Approval, Final Plat approval of Roosevelt Ridge Estates Case 2006-2430:** A motion was made, seconded and passed to approve the final Plat of Roosevelt Ridge Estates, Case 2006-2430. The approval was based on the following findings of fact and conclusions:
1. Grays Harbor County has inspected and approved the private lane for compliance with road standards in accordance with Grays Harbor County Code Title 12, Chapter 12.02, with Appendix I. The Washington State Department of Transportation approved the multi-family road approach from State Route 107.
  2. Water and sewer have been adequately addressed. The Grays Harbor County Environmental Health Division has signed off on the availability for each lot to support an on-site septic system. All lots within this plat are provided potable water by the approved Group B system, Roosevelt Ridge Estates Water System ID #AC802H.
  3. By signature of the Grays Harbor County Treasure's Office, all taxes and delinquent assessments for which the property is liable have been paid.
  4. Per the attached Plat Certificate from the office of the Grays Harbor County Chief of Surveying, the final plat meets the requirements of RCW 58.17, other applicable state laws, and the county subdivision ordinance (GHCC Title 16).
  5. The lots within the preliminary approved Plat of Roosevelt Ridge Estates, a Long Subdivision, are in conformance with the county zoning ordinance based upon the following conclusions:
    - A. This proposal includes the creation of six (6) residential building lots. The Grays Harbor County Comprehensive Plan's land use designation for the subject area is Recreational Residential area. This development will be constructed to standards consistent with the purpose of **GHCC Title 16** governing subdivisions and **GHCC 17.36** governing uses, area, height and bulk. This finding is required for long subdivisions by **GHCC 16.20**.
    - B. The design of lots all of which are 1.43-acres in size or larger provides for a balanced relationship between the permitted residential uses. The environmental review for the project resulted in a determination that the project represented only an expected moderate impact to public services.

- C. Adequate open space and recreational areas exist in the area with the Pacific Ocean beaches to the west of the subject property. This subdivision creates lots that exceed the minimum lot size required by the zoning district. Future construction of single-family residences will meet required setbacks of Grays Harbor County Code 17.36.
6. The State Environmental Policy Act (SEPA) threshold review for this proposal resulted in a Mitigated Determination of Non-Significance (MDNS) that the proposal, as conditioned through the use of mitigation measures, does not represent a probable significant adverse impact to any of the elements that comprise the natural and built environments.

**2. Request Approval, Award 2012 Aggregate Stockpiling Contract:** A motion was made, seconded and passed to award the 2012 Aggregate Stockpiling Contract items 1, 2 and 4 to Northwest Rock and item 3 to Quigg Bros. Inc. The bids were 9.5 % below the engineer's estimate and were awarded as follows:

Item 1	Northwest Rock, Inc.	\$107,950.50
Item 2	Northwest Rock, Inc.	\$59,403.75
Item 3	Quigg Bros. Inc.	\$32,500.00
Item 4	Northwest Rock, Inc.	<u>\$6,875.00</u>
	Subtotal	\$206,729.25
	8.4% sales tax	\$17,365.26
	Total	\$224,094.51

**3. Request Approval, Ocean Beach Road Tulips Curve Realignment CRP Resolution, Set Bid Date for April 16, 2012 and closure of the Tulips Road for three months:** A motion was made, seconded and passed to approve the CRP Resolution, set bid date as April 16, 2012 and closure of the Tulips Road for three months for the Ocean Beach Road Tulips Curve Realignment project. The total project cost is \$953,000, which includes engineering and construction. Project includes \$693,000 State RATA funds. Tulips Road is a loop road and local residents will have access from the northern intersection with Ocean Beach Road which is 0.5 mile north of the project.

**4. Request Approval, Oyster Place Right-of-Way Deed:** A motion was made, seconded and passed to approve a right-of-way deed that will allow for continuing a 60' right of way on Oyster Place No. 14800. The county's right-of-way agent will record the deed and cause to be filed a record of survey with the county auditor delineating the new alignment.

**5. Request Approval, FEMA Public Assistance Grant Agreement, Resolution Designating an Applicant's Agent, Signature Authorization necessary to apply for Federal Disaster Funds for the disaster event beginning January 14, 2012:** A motion was made, seconded and passed to approve the FEMA Public Assistance Grant Agreement, a Signature Authorization Form and **Resolution No. 2012-017 designating an applicant's agent for the Federal Disaster Funds for the event beginning January 14, 2012.** These submittals are necessary for the county to apply for Federal Disaster Funds for the disaster event beginning January 14, 2012.

**6. Request Approval, FHWA Agency Agreement for Quinault South Shore Road Seal**

**Coat:** A motion was made, seconded and passed to authorize the Chairman to sign the FHWA Agency Agreement. The agreement will reimburse the County for 90% of the estimated costs to seal coat the Quinault South Shore Road. This work will be completed by the County road crew in 2013.

**7. Request Approval, Solicitation for Proposals from qualified firms to do appraisal work for right of way acquisition on the Wishkah Road Curve Realignment and the Wynoochee Road Realignment projects:**

A motion was made, seconded and passed to authorization the Engineering Department to solicit proposals from qualified firms to do appraisals and appraisal reviews for the Wishkah Road Curve Realignment and the Wynoochee Road Realignment projects. Both projects have State or Federal funding that requires the county to use qualified appraisers and to comply with State and Federal appraisal procedures.

**8. Request Approval, Contract with Rognlin's Inc. for Pacific Beach Wastewater Plant**

**Expansion Construction:** A motion was made, seconded and passed to authorize the Chairman to sign the contract with Rognlin's Inc. for the Pacific Beach Wastewater Plant Expansion at a price of \$2,753,360.00, including sales tax. Funding for the project is a Public Works Trust Fund loan and contributions from Seabrook Development Company.

**ANNOUNCEMENTS**

None

**CORRESPONDENCE**

None

**STAFF MEETINGS**

The Board held a regular morning meeting on Monday, March 19, 2012, beginning at 10:30 a.m. These meetings are advertised public meetings held in the Commissioners' Conference Room. Commissioners Wilson and Willis and Clerk of the Board, Donna McCallum reviewed calendars and pending daily office issues. The Board met with the following Public Services individuals regarding agenda items and department updates: Kevin Varness, Public Services; Lee Napier, Planning Department; Russ Esses, Engineering; Tom Gray, Engineering; Jeff Nelson, Environmental Health Department.

**RECAP OF APPROVED RESOLUTIONS, ORDINANCES, AND INTERGOVERNMENTAL AGREEMENTS:**

**RESOLUTIONS**

**No. 2012-016**

**Vacating a portion of Right-of-Way for Oyster Place #14800 between mileposts 0.174 to 0.209**

**No. 2012-017**

**Designating an applicant's agent for the  
Federal Disaster Funds for the event  
beginning January 14, 2012**

**ORDINANCES**

None

**INTERGOVERNMENTAL AGREEMENTS**

None

The meeting adjourned at 2:20 p.m.

BOARD OF COMMISSIONERS

For Grays Harbor County

This \_\_\_\_\_ day of \_\_\_\_\_, 2012

\_\_\_\_\_  
TERRY L. WILLIS, Chairman, District 1

\_\_\_\_\_  
MIKE WILSON, Commissioner, District 2

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HERB WELCH, Commissioner, District 3

ATTEST:

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Donna McCallum, Clerk of the Board