

BOARD OF MASON COUNTY COMMISSIONERS' BRIEFING MINUTES
Mason County Commission Chambers, 411 North 5th Street, Shelton, WA
Week of September 22, 2014

According to staff notes, the following items were discussed.

Monday, September 22, 2014

~~8:30 A.M.~~ 8:45 a.m. Superior Court - Judges Sheldon & Finlay

Commissioners Jeffreys and Neatherlin were in attendance. Cmmr. Sheldon was absent.

- Update on the jury area in the modular courtroom, carpet is being installed today, waiting for chairs.
- Waiting for payment to be vouchered to cabinet vendor for the bench.
- 2nd floor men's public bathroom in Courthouse is in disrepair. There is a separate bathroom that is locked to the public and the Judges suggested this be opened to the public.
- Cmmr. Sheldon joined the briefing at 8:50 a.m.
- Signs for the Courthouse. Suggested contacting Public Works. This would have to be paid from Current Expense.

9:00 A.M.

Closed Session – RCW 42.30.140 (4) Labor Discussion

Commissioners Jeffreys, Neatherlin and Sheldon met in Closed Session with Bill Kenny for a labor discussion from 9:00 a.m. to 9:30 a.m.

9:30 A.M.

Foster Pepper PLLC - Nancy Neraas

Commissioners Jeffreys, Neatherlin and Sheldon were in attendance.

Nancy Neraas, Foster Pepper, participated via telephone.

- Discussion was the proposed Lake Management District (LMD) for Lake Nahwatzel. A petition has been submitted to the County Commissioners requesting a LMD be formed for Lake Nahwatzel to purchase a conservation easement on Green Diamond property. Ms. Neraas stated it would be a special assessment. There are several methodologies to determine the special benefit. The property fair market value needs to be determined before and after the improvement, in this case the purchase of the conservation easement. A special benefit analysis could be done, which can be quite expensive. A landowner can appeal their benefit charge. Tim Whitehead pointed out that before adopting the resolution of intention to form the LMD, the petition has to be sufficient, the Board needs to consider if forming the LMD is in the public's interest and is the LMD financially feasible. His office is creating a flow chart specific to this LMD process. The petition is estimating the amount to be raised is \$850,000. Ms. Neraas pointed out the LMD cannot assess more than the benefit, so it could be less than \$850,000 but not more. Jordan Rash, Forterra, stated the conservation easement has been appraised at \$723,000. The purchase price for the property is \$1.45 million. The question was asked on how to comply with the new requirement in the law that prior to acquisition of real property or property rights, the proposal must have written approval of a majority of the property owners in the district. There was no solid answer. If the LMD is created but there is not written approval to acquire the property or property rights, the county could abandon the LMD. Diane will forward the petition, questions and the proposed conservation easement to Nancy Neraas and schedule another briefing meeting.

10:15 A.M.

BREAK

10:20 A.M.

Executive Session - RCW 42.30.110 (1) Potential Litigation

Commissioners Jeffreys, Neatherlin and Sheldon met with Tim Whitehead from 10:25 a.m. to 11:35 a.m. in executive session to discuss potential litigation.

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- 11:00 A.M. Support Services - Bill Kenny
Commissioners Jeffreys, Neatherlin and Sheldon were in attendance.
- September 30 agenda for meeting in Belfair enclosed
 - August Financial reports were presented.
 - Ending Fund Balance discussion.
 - Cmmr. Jeffreys brought up the recommendation from the Lodging Tax Advisory Committee to contract with Blue Collar Agency for tourism development services. A briefing will be scheduled.
- 11:30 A.M. Public Defense - Susan Sergiojan
Commissioners Jeffreys, Neatherlin and Sheldon were in attendance.
- Provided a request for a \$120K budget supplement. Cmmr. Neatherlin is suggesting a budget hearing be held in the first week of November. Susan will have to review her bills and possibly delay paying some until her budget is adjusted. Discussion of when a budget hearing should be held. Cmmr. Sheldon expressed concern with giving the impression that the county cannot pay our bills.
 - Request to revise a contract position to a Deputy Public Defender I position. Susan explained the caseload limits that will apply to District Court in January 2015 and she will have to reassign cases to be in compliance. Currently have two employees for Superior Court and one for District Court. Could reduce the off-contract attorney budget line. Net additional cost to county is \$16,000. Frank Pinter recommended making the position an employee.
- Commissioner Discussion – there was no discussion.
- BREAK – NOON
- 2:00 P.M. Public Works - Brian Matthews & Melissa McFadden
Utilities & Waste Management - Brian Matthews & Tom Moore
Commissioners Jeffreys, Neatherlin and Sheldon were in attendance.
- Request authorization to amend Resolution Number 35-10 updating the Mission Statement and the goals for the Citizens Advisory Committee participating in the 6-Year Transportation Improvement Program – Citizens Advisory Program (TIP-CAP). Cmmr. Jeffreys suggested a few edits. Her intention is to not have the Planning Advisory Commission aligning the transportation element; she wants TIPCAP to do that. Discussion on interface with regional transportation plan. Loretta stated they could include projects that belong to another entity and are funded by another entity, but it shows the county believes it is an important project.
 - MACECOM agreement for Geographic Information System (GIS) services data conversion. Board approved placing it on an agenda.
 - Letter from Pirates Cove request to partner with the County to manage their drainage/landslide issues.
 - Utility easement in Rustlewood for Hood Canal Communication.
 - Solid Waste Attendant I replacement - ok to proceed.
- 2:45 P.M. Department of Community Development - Barbara Adkins
Commissioners Jeffreys, Neatherlin and Sheldon were in attendance.
- Michael MacSems requested permission to place on the agenda a news release for Historic Preservation Commission positions.
 - Cmmr Jeffreys brought up the issue of the map that was created that shows those permits for recreational marijuana operations and asked whether it should be updated. After discussion, the map will not be updated.
- 3:00 P.M. Facilities, Parks & Trails - John Keates
Commissioners Jeffreys, Neatherlin and Sheldon were in attendance.
- Request to pursue property assessment of certain county owned properties.
 - Building #8 exterior painting approved by the Board.

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- Skatepark is still closed due to maintenance. Cmmr. Sheldon recommended the skatepark not be reopened until the City takes ownership; he believes it is a huge liability. Cmmr. Jeffreys stated if it's not reopened, it would have to be dismantled. John Keates agreed that if the park exists, it would be difficult to keep people out, even if it's closed. Cmmr. Jeffreys pointed out the county shouldn't open the park until there is a lease in place. Cmmr. Sheldon will contact the School Board President since it's a lease with the School District. There has been no response from the City to the most recent letter mailed to the City Commission.
- Update on RCO grants submitted.
- Status of match requirements for MCRA grant. Union Boat Ramp cost would be about \$200,000.
- REET 2 commitments are for MCRA and the Belfair Sewer.
- Provided pictures of the logging project. Finished the Rasor Road property and plan to start in Hoodsport. Secondary timber could be bid for firewood or chips.
- Watson Wildwood Park in Victor group interested in a "friends" agreement to install a hike/bicycle path system. Cmmr. Neatherlin asked if there are property restrictions.
- Commissioners stated they now have regular briefings with Superior Court that seem to focus on facility concerns and suggested John meet with the judges.
Cmmr. Sheldon left the briefing.

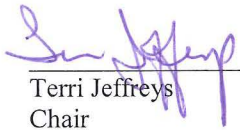
Commission Discussion

- Cmmr. Neatherlin brought up the building permit for the North Mason School that he has been told was turned in six months ago. Cmmr. Jeffreys brought up developing a county-wide strategic plan that includes permit timeline. She suggested the County consider contracting for a Lean management review. Commissioners agreed to explore options for a process review.
- The Commissioners discussed a Hearing Examiner ruling on a flupsy proposal by John Bolender and requested a briefing be scheduled to learn more.

Respectfully submitted,

Diane Zoren, Administrative Services Manager

BOARD OF MASON COUNTY COMMISSIONERS


Terri Jeffreys
Chair


Tim Sheldon
Commissioner


Randy Neatherlin
Commissioner