

BOARD OF MASON COUNTY COMMISSIONERS' BRIEFING MINUTES
Mason County Commission Chambers, 411 North 5th Street, Shelton, WA
July 27, 2015

Monday, July 27, 2015

- 9:00 A.M. Executive Session – RCW 42.30.110 (1)(i) Potential Litigation
Commissioners Neatherlin, Jeffreys and Sheldon met in Executive Session from 9:00 to 9:22 a.m. with Tim Whitehead for a litigation matter. Brian Matthews and Erika Schwender were also in attendance.
- 9:25 A.M. Joint Briefing for Discussion of Solid Waste Facilities
Commissioners Neatherlin, Jeffreys and Sheldon were in attendance.
Cmmr. Jeffreys explained the purpose of the briefing was to prepare for the public comment that is scheduled at tomorrow night's meeting. They have the zoning information and she wants to know how the Solid Waste Comprehensive Management Plan (SWCMP) affects the placement of solid waste facilities.
It was pointed out that Wilson Recycling was a legal business as a recycling facility.
Cmmr. Neatherlin stated that his interpretation is that the SWCMP says that unless you are in the SWCMP, you can't exist, which he disagrees with. He doesn't think the SWCMP can dictate if your business can exist.
The question is when a new solid waste handling facility is proposed, does it have to be in the SWCMP. Cmmr. Neatherlin doesn't believe government gets to decide if a private business can exist. The business would need to follow any rules and regulations.
Brian Matthews disagreed with Cmmr. Neatherlin. The purpose of the SWCMP is to control the solid waste facilities. All the county offices work together to make sure facility is meeting regulations. Wilson Recycling could legally operate as a recycling facility. The SWAC looks at the operation and makes recommendations to Commissioners. They look at a number of factors of a proposed business including safety, water protection, and is it financially feasible. There is a process in amending the SWCMP if a person wants to add a business. Wilson Recycling did not follow the process of the SWCMP.
Cmmr. Neatherlin doesn't agree that businesses cannot open unless they are in the SWCMP. If a private enterprise goes through the process, they can operate.
Cmmr. Sheldon provided history on solid waste handling and recalled when there was no regulation. The facilities must be managed and make sure they meet regulations. The price of metal has tanked and that drives the recycling business.
Tim Whitehead stated the State delegates responsibility to plan for solid waste in the County. The law mandates the advisory board and the advisory board makes recommendations to the Board including if we need new solid waste facilities. The SWCMP is to plan for all facilities.
Cmmr. Neatherlin stated Wilson Recycling closed because they could not financially operate with recycling only. They could not take solid waste.
Cmmr. Sheldon provided info on private businesses in other counties that collected tires with the intent of recycling them, went out of business, and left the tires that are a hazard. He has a concern with a private business starting up and then going out of business and leaving behind a mess.
Erika stated they are in the process of updating the SWCMP and hope to have a draft by the beginning of the year. Ecology has stated the entire plan has to be updated and there can be no updates to the existing Plan.
Debbie Riley noted there is a difference between an exempt facility (recycling) and a materials recovery facility (which is what Wilson Recycling wanted to do).
Erika pointed out that Department of Ecology permits for the recycling facility.
Cmmr. Jeffreys asked about the Public Institutional zone. Barbara responded that is a City of Shelton zone, the County adopted the City's zoning for the Shelton UGA.
Cmmr. Sheldon commented that the Commission has a lot important things to do and this doesn't rise to the level of other issues before the Commission. The system that exists works. He suggested waiting to make any changes during the SWCMP update.

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In response to a question, Debbie Riley stated that Ecology couldn't find anything in the SWCMP to deny a permit.

- 10:00 A.M. Public Works-Brian Matthews & Melissa McFadden
Utilities & Waste Management - Brian Matthews/Erika Schwender.
Commissioners Neatherlin, Jeffreys and Sheldon were in attendance.
- Supplement to contract with Integrity Structural Engineering for the engineering and construction support for Ever Bridge Project. The project is federally funded 100% with no required local match. The Board agreed to move this forward.
 - Reimbursable agreement with Ecology to provide maintenance services for the abatement of environmental hazards. The Board agreed to move this forward.
 - Formal acceptance of the Belfair Water Reclamation Facility construction project. This will move forward.
 - Melissa McFadden provided information on the County Road Fund balance which is at \$8.69M, \$2M higher than last year. The breakdown is \$580K was reimbursed for Elfandahl Pass Road work that was completed in 2010-2012. Funding from the DNR timber trust is \$431K more than last year. \$483K came from ER&R that was an overcharge to Road Fund and was returned. This was budgeted. They are now billing grants more timely than in the past. Cmmr. Jeffreys asked about Timber Trust money use. Melissa stated there are several 2015 projects that need to be expensed out. One way to spend the money is on local access roads (09 roads) whose conditions are deteriorating. Staff will put together a plan for the Board's consideration to maintain these roads.

10:25 A.M. BREAK

10:30 A.M. Joint Briefing with City of Shelton Commission
Commissioners Neatherlin, Jeffreys and Sheldon were in attendance. City of Shelton Commissioners Mike Olsen and Tracy Moore and Mayor Cronce and EDC Director Lynn Longan were also in attendance.

Discussion of the State Appropriation for Workforce & Economic Development Activities - \$250,000 in 2016 and \$250,000 in 2017. This is for communities adversely impacted by closure of timber mills and forest product manufacturing facilities.

Lynn Longan stated she has been in contact with the Department of Commerce and they are waiting to hear how we want to spend it. The Governor's office suggested asking Cmmr. Sheldon his intention when he requested the funding.

Cmmr. Sheldon stated he requested the funding due to the Simpson and Olympic Panel closure. The language was written general enough to allow flexibility. He suggested it could be used to pay the funding that the County and City pays to the EDC (\$68K from the County and \$6,000 from the City). He would like to see the new mill start up as soon as possible and get people back to work. Cmmr. Sheldon expressed concern with permitting delays, is there something the City can do to address permitting issues.

Cmmr. Neatherlin suggested everyone throw out ideas and then agree on those that have the most merit.

Mayor Cronce thanked Senator Sheldon for getting the money for our community. He would like a chunk of the money to go for the local share to complete the Basin 3 project.

Lynn Longan stated the EDC is proposing a small business incubator/accelerator in the PUD 3 building. The proposal has a \$150K budget in first year; second year would apply for CBDG and USDA monies.

Cmmr. Sheldon stated that purchasing a building is a commitment and the PUD 3 building has many issues – It's old and has been unoccupied for some time. He wouldn't want to see this money used for buying and rehabbing a building. Incubators are very hard to do. His experience as a past EDC director is that it is more effective to work with businesses.

Ms. Longan has been trying to get a business into the PUD building. She is using the term "incubator", but the proposal is not a true incubator, it's more of an accelerator, working with existing business and encouraging new businesses. The EDC is applying for CERB funding for a feasibility study of this proposal. Proposal is to lease the building for one year.

Lynn explained her proposal and there was discussion of the EDC proposal. The intent is to work with local building owners for the placement of businesses.

Cmmr. Olsen stated that the waterfront businesses bring in about \$350K a year to the City and they stand to lose about \$200K to their general fund. He is proposing demolition of some of the commercial properties in order to redevelop. The City has been working with property owners to do this but have not been successful. City currently budgets \$50K for abatement. He is proposing to use \$100K for this project. When asked, apparently there currently are not any businesses waiting to build.

Another idea is to use the money for the PUD 3 substation for the Shelton Hills project. The cost is estimated at \$5.5M that typically would be paid by the developer. Lynn stated that the community needs to come together on how to soften these costs, such as grant funds and maybe some of these monies could be match funds.

Mayor Cronce commented that the City's finances will be impacted by waterfront business closures and suggested a \$100K cash flow to the City to mitigate this loss. He wants money to go where there is a definite return.

Cmmr. Jeffreys doesn't know if proviso language would allow giving the money to the City as cash flow.

Discussion of proviso language and the intent of the legislature. Cmmr. Sheldon believes it's general enough to allow money to go to EDC. Infrastructure can create jobs.

Cmmr. Moore stated she has been in discussions with Simpson and Sierra Pacific of acquiring the round house as a museum and the entire rail line out to Dayton for freight mobility and a tourist train. Sierra Pacific has set aside equipment at an estimated cost of \$500K. They need industry at the Dayton mill. She talked about extending the rail line to Port District and Johns Prairie. She suggested using the money for a feasibility study and business plan for this proposal. There is discussion of the proposal and the study is estimated at \$100K.

Cmmr. Moore would like to implement a downtown vision project and fund facade improvements. They could use money as a revolving fund for that project.

Cmmr. Neatherlin likes the Hall equities idea, museum and maybe the incubator. He suggested creating a development district to include the waterfront and Mill 5 and having a joint building inspector to manage the permits in the district. This would be a zone for an industrial zoning. He would also like building codes go back to WA state standards to streamline the process.

Cmmr. Moore stated that so far the permitting process for SPI has been on schedule.

Lynn stated she had a recent update on SPI, and they are starting to get concerned with timing of permits. She has met with SPI and they have some ideas and Lynn will be working with the City to implement these improvements.

Cmmr. Jeffreys likes the ideas that have been shared. The Chamber of Commerce supports funding a dedicated permit person and incubator business.

Cmmr. Neatherlin suggested they take some time to consider the proposals and come back in a couple of weeks. Dept. of Commerce is hopeful the local entities will make the decision and they will help us implement. Commerce has assigned Jackie Woodson as the contact. Cmmr. Sheldon suggesting having a public meeting to hear ideas.

11:30 A.M.

Mason County Economic Development Council – Lynn Longan

Commissioners Neatherlin, Jeffreys and Sheldon were in attendance.

- Discussion of opportunities if the County expands the industrial zone, Cmmr. Jeffreys asked if this wouldn't support the additional sub station that is required for the Hall Equities project.
- Update on the Sparking Solutions countywide strategic planning process. Lynn provided a proposal from Sharp Strategies Solutions for industry round table at a cost of \$2,640 per industry and start with a value added agriculture/aquaculture/food processing business. The goal is learn what strategies are needed to grow the businesses. There is funding in the EDC budget for the first round table. The total project is \$18,000 and Lynn will be looking for funding. Cmmrs. Jeffreys & Neatherlin support the project; Cmmr. Sheldon doesn't think the county should be telling the EDC what to do, she should look to her Board.
- Pacific Mountain Workforce still needs a third business owner from Mason County. North Mason Chamber of Commerce is supposed to be contacting potential members. There is an August 1 deadline.

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- Discussion of forest products sector strategies and working with the Pacific Mountain WDC.
Commissioner Discussion – there was no discussion.

BREAK – NOON

- 2:00 P.M. Public Health & Human Services – Vicki Kirkpatrick
Commissioners Neatherlin, Jeffreys and Sheldon were in attendance.
- Approval to move forward the Thrive by Five Independent Contractor agreement for the Nurse Family Partnership Program.
 - Provided information showing how recording fee funds to end homelessness tie to the original 10 Year Homeless Plan.
 - Discussion of RFP process and recommendation from Housing Coalition. Vicki stated she understood the Commissioners wanted input on how the monies are used so they have not moved forward with any RFP or recommendations. Vicki stated that some counties are moving away from prevention programs (rental assistance) and instead diverting them to other resources and want those that are actually homeless to receive the assistance.
 - Request to change the Homeless and Affordable Housing Coordinator position to a full time position. This is currently a .6 FTE position held by Patti Sells and she is retiring the end of August. Discussion of why the additional hours are being requested and what it will buy. The Board agreed to keep this position at .6 FTE and allow recruitment.

- 2:30 P.M. Department of Community Development – Barbara Adkins
Commissioners Neatherlin, Jeffreys and Sheldon were in attendance.
- Discussion of the proposed amendments to Title 14, Work Exempt from Permits.
 - Planning fee adjustment. Long range planning fees should be paid out of the general fund and currently they are being subsidized from current planning and building fees. Cmmr. Sheldon does not support increasing the fees and suggested to increase code enforcement. Commissioners Jeffreys and Neatherlin spoke in favor of a fee adjustment but need a little more time to explore the options.
 - Joint Citizen Advisory Committee for the Allyn and Belfair Urban Growth Areas for 2016 Comprehensive Plan Update. Seven applications have been received but they do not meet the required categories. The Commissioners directed staff to re-advertise for additional applicants.
 - Michael MacSems brought forward two recommendations for the summer 2015 Heritage Grant cycle from the Mason County Historic Preservation Commission. The recommendations are \$1,600 to the Mason County Cemetery District #1 for a directory sign and Mason County Historical Society to update their lighting system. The Board approved moving these recommendations forward.

- 3:15 P.M. Indigent Defense – Susan Sergiojan
Commissioners Neatherlin, Jeffreys and Sheldon were in attendance.
- Updated Public Defense Ordinances for District Court and Superior and Juvenile Courts. Susan presented draft updated indigent defense ordinances. She has incorporated comments from the Prosecuting Attorney. Susan talked the about case counting process, she used guidance from Office of Public Defense (OPD) for case counting. Cmmr. Sheldon asked about the impact of a recent court decision impact which has to do with those that qualify for indigent defense. Cmmr. Jeffreys is not comfortable with the language in Standard 2: Compensation. The Board does not want the compensation tied to the Prosecuting Attorney's salaries. Cmmr. Jeffreys asked about Standard 9: Training. Cmmr. Neatherlin would like something in writing from OPD on case counting. Cmmr. Jeffreys brought up excessive continuances with off-contract attorneys. Susan said because the County pays only \$40per hour for off-contract attorneys and it is difficult to obtain attorneys at this rate. Because they are off-contract she does not have much control of them. She uses off-contract attorneys when the attorneys on staff and the contract attorneys are at case load capacity. Susan will request a letter from OPD on the case-counting issue and brief again.

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- 3:30 P.M. Support Services – Frank Pinter
Commissioners Neatherlin, Jeffreys and Sheldon were in attendance.
- Surplus property. The Board agreed to move forward with one listing and Cmmr. Neatherlin would like to do a comparative market analysis on the other two listings. Cmmr. Sheldon pointed out it is important that the entire Board makes the decisions and to always consider the risk.
 - Jeff Vrabel provided an update on the jail remodel project and the Building 8 and 3 project.

- 3:45 P.M. Juvenile Services – Jim Madsen
Commissioners Neatherlin, Jeffreys and Sheldon were in attendance.
- Functional Family Therapy contract for 2015-2016 with Strengthening Foundations Counseling, LLC.
 - Jim provided information on the Consolidated Contract and the funding has been reduced and it will continue to decrease.
 - Jim then provided an update on the Therapeutic Courts which will not be administered in Probation Services.

Commissioner Discussion – as needed

Commissioners Neatherlin, Jeffreys and Sheldon were in attendance.

- There was further discussion of the surplus property process and Cmmr. Neatherlin's involvement.
- Cmmr. Jeffreys provided information on a meeting she attended with Mason General Hospital, MCSO, and mental health providers regarding what to do with mental health individuals who end up in the hospital and/or jail.
- Cmmr. Sheldon brought up Risk Pool coverage and the importance of assessing risk.
- Cmmr. Neatherlin brought up the expectations from the MTA attorney.

The briefings adjourned at 5 p.m.

Respectfully submitted,

Diane Zoren, Administrative Services Manager


BOARD OF MASON COUNTY COMMISSIONERS



Randy Neatherlin
Chair



Tim Sheldon
Commissioner



Terri Jeffreys
Commissioner